

Application ref: 2017/4922/P
Contact: Emily Whittredge
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Date: 20 November 2018

Development Management
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deDraft Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
133 Arlington Road
London
NW1 7ET

Proposal: Excavation of lower ground floor level to increase ceiling height; erection of single storey rear extension at lower ground floor level and associated landscaping. Installation of two roof lights in main roof.

Drawing Nos: S001 Rev A, S002 Rev B, S003 Rev B, S004 Rev A, S005 Rev A, S100 Rev A, S200 Rev A, S201 Rev A, D001 Rev E, D002 Rev E, D003 Rev C, D100 Rev D, D200 Rev D, D201 Rev D, A001 Rev E, A002 Rev H, A003 Rev G, A004 Rev E, A100 Rev F, A200 Rev D, A201 Rev F, A720 Rev A, Heritage Appraisal, Structural Monitoring & Contingency Plan, Flood Risk Assessment and SUDS Statement, Construction Programme, Structural Methodology Report, 4588-SM01, 4588-SM02, 4588-SM03, 4588-SM04, 4588-SM05, 4588-SM06, 4588-SM07, 4588-SM08, 4588-SM09, Basement Impact Assessment, A720, Arboricultural Report, Design, Access & Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans S001 Rev A, S002 Rev B, S003 Rev B, S004 Rev A, S005 Rev A, S100 Rev A, S200 Rev A, S201 Rev A, D001 Rev E, D002 Rev E, D003 Rev C, D100 Rev D, D200 Rev D, D201 Rev D, A001 Rev E, A002 Rev H, A003 Rev G, A004 Rev E, A100 Rev F, A200 Rev D, A201 Rev F, A720 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) submitted as part of the application, as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated October 2018.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings and arboricultural report as being removed, shall be retained and protected from damage in accordance with the approved details. The decking area in the garden shall be retained during the course of construction in order to protect the root protection area of T1.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application relates to a terraced Grade II listed house in the Camden Town Conservation Area. The building has an existing lower ground floor with light wells to the front and rear, and a single storey rear extension.

The floor level of the basement would be lowered by 0.4m and the rear garden excavated to accommodate a new extension at basement level. In support of the basement development, a Basement Impact Assessment (BIA) by LBH Wembley Engineering has been submitted. The documents follow the CPG (Basements) screening and scoping approach to assessing the likely impact of the basement development, and were independently audited by CampbellReith who found the details acceptable.

Due to the nature of the proposal, being subterranean development, it would not result in any harm to the residential amenity of neighbouring occupiers.

The proposed external works include the installation of three roof lights to the main roof. The roof lights would be fully concealed behind the existing parapet, and would not be visible from public or private views. A new patio would be formed over the extension at upper ground floor level, with an access stair down to basement level. The extension would have a modest impact on the appearance of the host building, appearing as an infill with a flat walk-on roof light. The development would replace the existing poor quality rear extension, and would enhance the character and appearance of the conservation area.

The Arboricultural report indicates that a relatively small and low quality loquat tree will be lost, which is considered acceptable. The report demonstrates that the remaining trees will be retained and will not be affected by the proposal.

As the proposal does not include the formation of any additional residential units, the Council's car free and cycle parking policies do not strictly apply. Sufficient space exists within the property and the rear garden for the safe and secure storage of cycles. The proposed development is relatively modest in scale and, despite comprising lower ground floor excavation, can be carried out without the need for a Construction Management Plan (CMP) or CMP Implementation Support Contribution. The proposed development is unlikely to lead to damage to the adjacent footway and as such a Section 106 Highways Contribution is therefore unnecessary in this instance.

The scheme was amended during the course of the application to omit a ground floor rear extension and significant internal alterations and demolition. No objections have been received and the site's planning history was taken

into account when coming to this decision.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, A3, A5, T1, and T2 of the Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

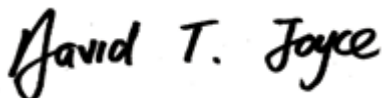
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce
Director of Regeneration and Planning