

Application ref: 2018/2481/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 28 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Aitchison Raffety  
The Granary  
Spring Hill Office Park  
Harborough Road  
Pitsford  
NN6 9AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**32 Kylemore Road**  
**London**  
**NW6 2PT**

Proposal:

Excavation of basement by lowering the existing lower ground floor and incorporating front light well with entrance steps and enclosed by railings all in connection with existing dwelling (Class C3).

Drawing Nos: 18-66.1 Rev B; 18-66.2 Rev C; 18-66.3 Rev B; 18-66.4 Rev B; 18-66.6 Rev D; Planning, Design and Access Statement dated May 2018; Inspections by Chartered Engineer letter dated 09/11/2018; Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1)

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 policy D1 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:

18-66.1 Rev B; 18-66.2 Rev C; 18-66.3 Rev B; 18-66.4 Rev B; Planning, Design and Access Statement dated May 2018; 1/20 Rev C; Inspections by Chartered Engineer letter dated 09/11/2018; Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1)

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 5 A suitably qualified engineer with CEng MICE membership, has been appointed as confirmed by letter dated 09/11/2018, 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. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. 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.

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 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall be carried out in accordance with the methodologies, recommendations and requirements of Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1), hereby approved.

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, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by

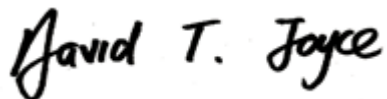
Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 slanted style.

David Joyce  
Director of Regeneration and Planning