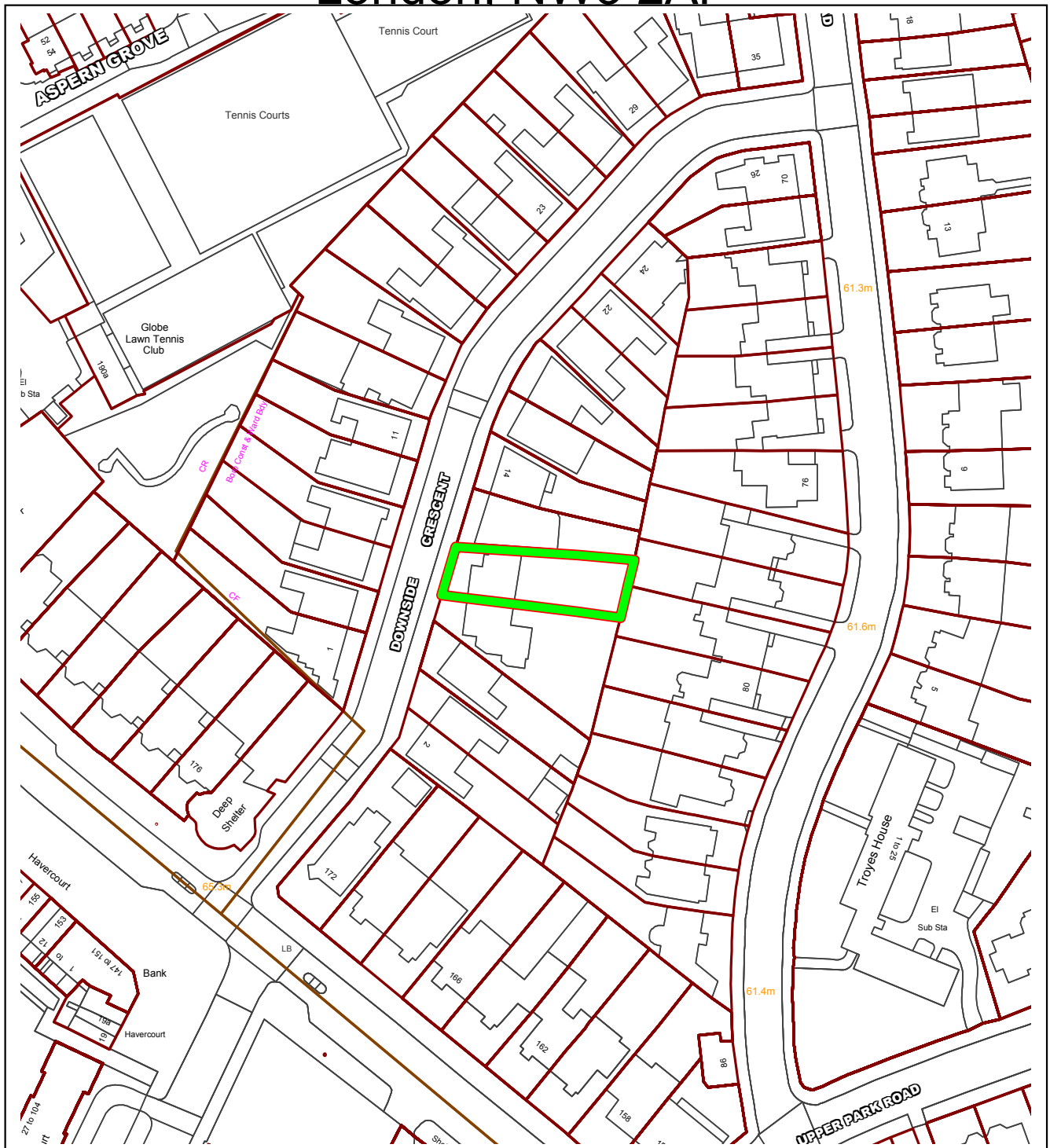


2018/2615/P – 10 Downside Crescent, London. NW3 2AP



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Photo 1 (above): Rear elevation 10 Downside Crescent



Photo 2 (above): Rear elevations 10 and 12 Downside Crescent



Photo 3 (above): Side elevation of rear extension at 12 Downside Crescent (looking north)



Photo 4 (above): Rear elevations 8 and 10 Downside Crescent



Photo 5 (above): Side elevation of rear extension at 8 Downside Crescent (looking south)



Photo 6 (above): Front elevations 10 and 8 Downside Crescent



Photo 7 (above): Front gates 10 Downside Crescent



Photo 8 (above): Front driveway 10 Downside Crescent (looking south)

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		01/08/2018	
		N/A		Consultation Expiry Date:		22/07/2018	
Officer				Application Number(s)			
Charlotte Meynell				2018/2615/P			
Application Address				Drawing Numbers			
10 Downside Crescent London NW3 2AP				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement with 2 x rear lightwells; and alterations to front driveway and boundary walls.							
Recommendation(s):		Grant conditional planning permission subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		2	No. of objections		2
Summary of consultation responses:		<p><u>A site notice was displayed on 27/06/2018 and expired on 21/07/2018.</u> <u>A press notice was advertised on 28/06/2018 and expired on 22/07/2018.</u></p> <p>In response to the proposal, objections were received from two addresses on Downside Crescent.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"> <u>Basement excavation – impacts of construction:</u> I would like to object mainly to the basement element of the application which will cause major disruption for local residents and traffic for a period of years as well as being an ongoing noise nuisance. The applicants' planning statement does not appear to include a detailed construction management plan. What assurances can be 					

	<p>given about the timescale, duration and phasing of this development? How much of the roadside will be required for construction vehicles? Will working hours include weekends? What can you as a planner do to ensure that neighbours do not suffer unreasonable disruption during these vanity projects?</p> <p><i>(Officer response: Construction works are subject to control under the Control of Pollution Act 1974 and the permission will include an informative to ensure that the applicant is aware of this;</i></p> <p><u>Rear extension:</u></p> <ul style="list-style-type: none"> I have no objection to the rear extension provided that all contractors use a properly allocated parking space eg via a suspension. <i>(Officer response: the recommendation is made subject to a Construction Management Plan (CMP) which will mitigate impacts on amenity and transport; please refer to paragraphs 5.1 and 6.5 of the report for a discussion of how these impacts will also be managed by a CMP)</i> <p><u>Consultation:</u></p> <ul style="list-style-type: none"> I receive planning alerts for applications within 100m but I received nothing about this one, so the process has not been properly followed. I have just learned that the deadline for comments is tomorrow so this is very rushed. Why is only one month allowed for comments on a fairly major and disruptive application anyway? I was dismayed to see this basement application displayed on a nearby parking sign and notified in the public and legal notices published in the Camden New Journal. After accessing details online I was even more surprised to find that the application had been approved in February of this year. I do not recall any notification of this application appearing prior to February and therefore having the opportunity to object at that stage. <i>(Officer response: A statutory consultation period of 21 days is required for this householder application. Statutory consultation was carried out by way of 2 x site notices displayed to the front and to the rear of the site between 27/06/2018 and 21/07/2018, and by a press notice which was published in the local newspaper on 28/06/2018. However, comments are accepted on all applications up until the decision notice is issued. Planning permission was granted for a basement at the site on 28/02/2018 in application ref. 2016/4413/P. This application was advertised in the local press between 01/09/2016 and 22/09/2016 and a site notice was displayed between 31/08/2016 and 21/09/2016.)</i>
Belsize CAAC comments:	<p>The Belsize CAAC have objected on the following grounds:</p> <ul style="list-style-type: none"> We did not comment on the basement in the 2016 proposal, however we are dismayed to find that there is now a proposal seeking permission to go more than double the size of that basement. Please refuse. <i>(Officer response: please refer to paragraphs 3.8-3.10 and the 'Basement impact' section of the report; the proposal would comply with all indicators of policy A5)</i>
Site Description	

The application site is a two storey semi-detached dwellinghouse on the eastern side of Downside Crescent.

The building is not listed, but is located within the Parkhill Conservation Area and is identified in the Parkhill Conservation Area and Management Strategy as making a positive contribution to the character and appearance of the area.

Relevant History

10 Downside Crescent

2016/4413/P – Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls. **Planning permission granted subject to a Section 106 Legal Agreement 26/02/2018; expires 26/02/2021**

2006/0623/P – Construction of a roof extension on front elevation of single dwellinghouse (Class C3). **Planning permission granted 03/04/2006**

2004/2794/P – Erection of a single storey rear extension, new brick wall and gates to front, alterations to existing external openings and creation of new dormer to rear roofslope and installation of new rooflights to front roofslope. **Planning permission granted 20/08/2004**

8400012 – Formation of a crossover and use of the area to the north side of the house as a hardstanding for car parking. **Planning permission granted 27/03/1984**

8 Downside Crescent (Neighbouring property)

2007/5005/P – Erection of a two-storey and gable-end side extension, single-storey ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwellinghouse (C3) alterations to windows at first floor plus new french doors at first floor rear main elevation. **Planning permission granted 03/01/2008**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Draft London Plan (2017)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

A5 Basements

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

D1 Design

D2 Heritage

T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance

CPG Amenities (2018)

CPG Basements (2018)

CPG1 Design (2015; updated 2018)

CPG3 Sustainability (2015)
CPG6 Amenity (2011; updated 2018)
CPG7 Transport (2011)
CPG8 Planning Obligations (2015)

Parkhill and Upper Park Conservation Area and Management Strategy (2011)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Erection of a single storey rear extension with a stepped design, with a maximum width of 5.6m adjacent to the existing building, reducing to a width of 5.0m for the bulk of the extension. The extension would have a depth of 7.2m, and a maximum height of 3.6m to the top of the parapet wall. 1 x rooflight would be inserted into the flat roof above the extension.
- Excavation of a new single storey basement beneath the existing house, part of the proposed rear extension and part of the existing rear patio, with 2 x new lightwells secured by skylights and glass louvres. The proposed total basement excavation would have a footprint of 133sqm, with an internal floorspace of 99sqm. The basement would have a maximum width of 10.5m, maximum length of 15.4m and excavated to a maximum depth of 3.3m, with a floor to ceiling height of 2.8m. The proposed southern lightwell to be located adjacent to the existing building would have an area of 4.6sqm, and would measure 2.7m in width and 1.7m in length. The proposed northern lightwell to be located adjacent to the side elevation of the proposed rear extension would have an area of 6.6sqm and would measure 1.5m in width and 4.8m in depth. The basement would provide a guest bedroom / gym, a playroom, shower room and a utility room / plant room.
- Resurfacing front driveway in permeable buff-coloured resin-bound gravel.
- Installation of new black powder-coated steel motorised sliding gate to front boundary.
- Increase in height of section of side boundary wall with No. 12 to match height of the remainder of the wall, in matching brickwork.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Parkhill Conservation Area);
- Basement impact (the impact on the natural and built environment);
- Transport and planning obligations (the impact of the proposal upon local transport and highways and planning obligations);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Trees and Landscaping (the impact of the proposal on trees within and adjoining the application site).

3.0 Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

3.2 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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Rear extension

3.3 The main bulk of the extension would measure 5.0m wide with a depth of 7.2m. It would include a smaller, stepped back element in line with the existing northern elevation of the dwellinghouse, measuring 0.6m wide with a depth of 1.8m. The extension would feature 1 x rooflight which would project 0.3m above the flat roof, and 0.1m above the top of the parapet walls.

3.4 The extension would be rendered in white to match the rear elevation of the host building, with a grey fibreglass roof. Whilst the extension would have a contemporary appearance with frameless floor to ceiling windows wrapping around the rear elevation and powder-coated aluminium framed sliding doors along the southern elevation, it is considered to be a sympathetic addition, and the detailed design of the rear extension overall is considered acceptable.

3.5 Although the extension would be of a fairly large scale with a depth of 7.2m, this is considered acceptable given the surrounding context whereby all neighbouring properties on this side of Downside Road feature similar sized rear extensions. Furthermore, planning permission was granted at this property in application ref. 2016/4413/P on 26/02/2018 for an extension measuring 6.1m wide and 7.1m deep, which is still extant but has not yet been implemented.

3.6 The rear projecting chimney would be removed at first floor level. There is no objection to this as it is not considered to be a distinctive architectural feature that contributes to the character or appearance of the host building.

Front garden alterations

3.7 The proposals include the replacement of the existing black metal gates with black powder-coated steel motorised sliding gates to match the appearance of the existing; increasing the height of a section of the front side boundary wall with No. 12 to match the height and style of the remainder of the side wall; and re-paving of the existing brick driveway with permeable buff coloured resin-bound gravel. These alterations were all granted planning permission in application ref. 2016/4413/P on 26/02/2018 (see 'Planning history' section above). This permission is still extant and was decided under Camden's current planning policies; as such, the proposed front garden alterations are considered acceptable.

Basement development

3.8 Basement developments can help to make efficient use of the borough's limited land as required by the development plan, but they have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. Local Plan policy A5 includes a range of indicators to manage and mitigate these potential impacts. The following table demonstrates how the proposed basement is compliant with Policy A5 of the Camden Local Plan 2017:

Policy A5 Criteria	Response	Complies Yes/No
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:		
a) neighbouring properties;	The BIA confirms that damage to adjacent property shall be limited to Category 1 (very slight) with appropriate monitoring and mitigation measures proposed. A Construction Management Plan shall be secured to mitigate impacts during the construction period	Yes
b) the structural, ground, or water conditions of the area;	The BIA presents appropriate assessments of structural impacts and proposes mitigation measures. The BIA confirms there will be no impact to the wider impact to the wider hydrological environment	Yes
c) the character and amenity of the area;	The only external manifestations of the basement would be the 2 x rear lightwells and skylights, which are considered to preserve the character and amenity of the area. Their impact is discussed further in paragraphs 3.9 and 6.4	Yes
d) the architectural character of the building; and	The only external manifestations of the basement would be the 2 x rear lightwells and skylights, which are considered to preserve the character and amenity of the area. Their impact is discussed further in paragraph 3.9	Yes
e) the significance of heritage assets.	The only external manifestations of the basement would be the 2 x rear lightwells and skylights, which are considered to preserve the character and amenity of the area. Their impact is discussed further in paragraph 3.9	Yes
Basement development should:		
f) not comprise of more than one storey;	The proposed basement would be single storey in depth.	Yes
g) not be built under an existing basement;	The proposed basement would be single storey in depth beneath the ground floor.	Yes
h) not exceed 50% of each garden within the property;	The proposed basement and lightwells beneath the rear garden would occupy approximately 46sqm (17%) of the rear garden of the property (approximately 275sqm).	Yes
i) be less than 1.5 times the footprint of the host	The proposed basement excavation would have a total area of approximately 133sqm, which would increase the footprint of the building by 33% (from approximately 100sqm), and would be less than 1.5 times the footprint of the host building.	Yes

	building in area;			
	j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The depth of the host building measured from the principal rear elevation is 10.25m, 50% of which is 5.125m. The proposed basement would extend into the rear garden to a depth of approximately 5.12m.	Yes	
	k) not extend into or underneath the garden further than 50% of the depth of the garden;	The rear garden measures 22.6m in depth, 50% of which is 11.3m. The proposed basement would extend into the rear garden to a depth of approximately 5.12m.	Yes	
	l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The basement only extends beyond the footprint of the host building to the rear and would be sufficiently set away from the boundaries of all neighbouring properties.	Yes	
	m) avoid the loss of garden space or trees of townscape or amenity value.	The proposal would not lead to the loss of a disproportionate amount of garden space, and provided that existing trees are adequately protected throughout the works, would not result in the loss of any trees of townscape or amenity value.	Yes	

3.9 The rear lightwells would facilitate ventilation and would ensure adequate daylight and sunlight levels to the habitable basement rooms. Due to the location of the lightwells to the rear of the property and given that they would be concealed by the existing boundary fences and walls, it is considered that they would have a limited impact on the character and appearance of the surrounding area and are considered acceptable in this instance.

3.10 Overall, the basement excavation is considered acceptable in size and scale in relation to the host building. By virtue of the form, scale, detailing and proportions, the proposals would be sympathetic to the host building. The proposals would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features.

4.0 Basement impact

- 4.1 The Basement Impact Assessment (BIA) submitted with the application has been independently assessed by a third party engineering firm (Campbell Reith), with subsequent information provided by the author of the BIA during the course of the application. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development.
- 4.2 The revised BIA assessments predict movements of Burland Category 0 (Negligible) to 1 (Very Slight) damage for neighbouring properties, which the Audit accepts. The revised structural calculations reference a Movement Monitoring Specification, and this structural monitoring is also accepted. The basement would be formed using underpinning techniques beneath the current building footprint, and the Audit confirms that suitable contingency measures to control groundwater and maintain stability through permanent and temporary propping arrangements have been provided. Geotechnical parameters and structural calculations have been confirmed in the revised submissions, and the Audit considers these to be reasonably conservative for the purposes of the assessment. The Audit also accepts that there is a very low risk of surface water flooding and that the proposed development would not impact the wider hydrological environment. However, the Audit notes that the proposed development would increase the proportion of impermeable site area. A pre-commencement condition will therefore be added request the submission and approval of a sustainable urban drainage system to ensure that the off-site discharge flow rates are attenuated to meet policy criteria (condition 7)
- 4.3 The Audit confirms that the BIA has met the requirements of policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.
- 4.4 The appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works will be secured by a pre-commencement condition to ensure that the basement works are undertaken in compliance with the approved design so that the appearance and structural stability of the neighbouring buildings and the character of the immediate area is safeguarded (conditions 4 and 5).

5.0 Transport and planning obligations

Construction Management Plan

- 5.1 The Council's Transport Planner has assessed the proposal and confirmed that due to the amount of excavation required for the basement, a Construction Management Plan (CMP) would be required for the proposed development. The Council's primary concern would be with public safety but the Council would also minimise the impact of construction traffic on traffic congestion in the local area. The CMP would also be used to mitigate any detrimental impacts to amenity or the safe and efficient operation of the highways network in the local area. The site is highly accessible, the surrounding roads are not restricted in width and there is some on-site capacity at the front of the building that can help to accommodate the build. Therefore, officers are confident that a CMP can reasonably mitigate these impacts. Furthermore, there are also other legislative controls, such as environmental protection, that would also help to mitigate impacts such as noise, vibration and pollution. The CMP would need to be approved by the Council prior to works commencing on site and would be secured through a Section 106 Legal Agreement. The Section 106 Legal Agreement would also secure a CMP Implementation Support Contribution of £3,136.

Highways Contribution

5.2 A financial contribution of £5,160.66 for highways works directly adjacent to the site will be secured as a Section 106 planning obligation, to allow for any damage to the footway and vehicle crossover caused during construction to be repaired following development.

6.0 Amenity

6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

6.2 The main bulk of the proposed rear extension would be set away between 2.4m and 2.8m from the boundary with No. 12, with the small stepped addition set away between 1.7m and 1.8m from this boundary. The rear of the extension would feature a wraparound floor to ceiling window measuring 0.8m in width to the northern elevation; however, given its location, it is not considered that this would lead to a loss of privacy to the neighbouring occupiers of the ground floor flat at No. 12. The extension would be of a smaller depth and similar height to the existing extension at No. 12; therefore, it is not considered that it would have a detrimental impact on the residential amenities of No. 12 in terms of loss of daylight, sunlight or overlooking.

6.3 Although the proposed rear extension features floor to ceiling windows and sliding doors to the southern elevation facing into the rear garden of No. 8, it is not considered that these features would facilitate a loss of privacy through overlooking into habitable rooms as these openings would be screened by the existing boundary fence and vegetation along this boundary. As the extension would be set in 4.0m from the boundary with No. 8, it is not considered that it would harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or outlook.

6.4 Given the location of the proposed lightwells set away from the boundaries and behind the boundaries walls and fences, it is not considered that they would have a detrimental impact on the residential amenities of neighbouring occupiers through light pollution caused by light spillage.

6.5 Subject to the securing of a CMP as outlined in the previous section, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring occupiers. The development is thus considered to be in accordance with planning policies A1 and A4.

7.0 Trees and Landscaping

7.1 The proposed development rear extension and lightwells would occupy 51sqm (18%) of the existing rear garden of the property (275sqm), resulting in a rear garden with an area of 224sqm. No trees are proposed to be removed in order to facilitate development. A small area of a shrub bed is proposed to be removed in the rear garden which is considered acceptable and will not impact on character of this part of the conservation area. No development is proposed within the root protection areas of any trees to be retained. The Council's Tree Officer has reviewed the submitted arboricultural method statement and tree protection plan and considers that they are sufficient to demonstrate that the trees to be retained will be adequately protected through development in line with BS5837:2012, and a condition will be added to ensure that these protection measures are installed prior to the commencement of works on site (condition 6).

8.0 CIL

8.1 The proposed development would be liable for the Mayoral and Camden CIL as the additional floorspace exceeds 100sqm GIA. The likely charge would be based on an uplift of 136sqm, equating to £6,800 (136sqm x £50) for the Mayor's CIL and £68,000 (136sqm x £500) for the Camden CIL

9.0 Conclusion

9.1 The proposed development is considered acceptable in terms of design, basement impact and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

9.2 Grant Conditional Planning Permission subject to a Section 106 Legal Agreement.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th January 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2018/2615/P**

10 January 2019

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**10 Downside Crescent
London
NW3 2AP**

DECISION
Proposal: Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement with 2 x rear lightwells; and alterations to front driveway and boundary walls.

Drawing Nos: EX-01 Rev. 00; EX-02 Rev. 00; EX-03 Rev. 00; EX-04 Rev. 00; LP-01 Rev. 00; LP-02 Rev. 00; PA-01 Rev. 01; PA-02 Rev. 00; PA-03 Rev. 00; PA-04 Rev. 00; PA-05 Rev. 00; PA-06 Rev. 00; Basement Impact Assessment Issue No. 4 (prepared by Geotechnical & Environmental Associates Ltd [GEA], dated 20/11/2018); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith, dated 12/12/2018); Outline Programme of Works for Basement (received 28/09/2018); Report on a Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated April 2017); Structural Calculations Rev. 2 (prepared by Rodrigues Associates, dated 16/11/2018); Structural Drawings (prepared by Rodrigues Associates, dated 19/11/2018); Design and Access Statement (dated May 2018); Planning Statement Issue 2 (prepared by Boyer Planning, dated 05/06/2018); Arboricultural Impact Assessment (prepared by Southern Ecological Solutions, dated 27/07/2016); Tree Survey & Protection Plan (prepared by Southern Ecological Solutions, dated 27/07/2016).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 EX-01 Rev. 00; EX-02 Rev. 00; EX-03 Rev. 00; EX-04 Rev. 00; LP-01 Rev. 00; LP-02 Rev. 00; PA-01 Rev. 01; PA-02 Rev. 00; PA-03 Rev. 00; PA-04 Rev. 00; PA-05 Rev. 00; PA-06 Rev. 00; Basement Impact Assessment Issue No. 4 (prepared by Geotechnical & Environmental Associates Ltd [GEA], dated 20/11/2018); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith, dated 12/12/2018); Outline Programme of Works for Basement (received 28/09/2018); Report on a Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated April 2017); Structural Calculations Rev. 2 (prepared by Rodrigues Associates, dated 16/11/2018); Structural Drawings (prepared by Rodrigues Associates, dated 19/11/2018); Design and Access Statement (dated May 2018); Planning Statement Issue 2 (prepared by Boyer Planning, dated 05/06/2018); Arboricultural Impact Assessment (prepared by Southern Ecological Solutions, dated 27/07/2016); Tree Survey & Protection Plan (prepared by Southern Ecological Solutions, dated 27/07/2016).

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

- 4 Basement - approved engineer

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 Basement - works in accordance with BIA
The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Geotechnical & Environmental Associates Ltd (GEA), as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated 12/12/2018.

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 London Borough of Camden Local Plan 2017.

- 6 Tree protection
Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 27/07/2016 by Callum Campbell of Southern Ecological Solutions. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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.

- 7 Sustainable Urban Drainage System
Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 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 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 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate