

Application ref: 2018/1137/P
Contact: Laura Hazelton
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Date: 21 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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A-ZERO Architects
Studio 2
173 Tower Bridge Road
London
SE1 2AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Lower Ground Floor Flat

124A St Pancras Way

London

NW1 9NB

Proposal:

Excavation of rear garden and erection of single storey rear extension at lower ground floor level

Drawing Nos: A001, A002, A200, A201, A202, 220, 221, 222, 225, 226, 227, Design and Access Statement dated February 2018, Heritage Statement dated December 2017, draft Construction Management Plan received 02/03/2018, Basement Impact Assessment ref: CG/28111 dated April 2017, Structural Planning Report Issue 1 dated 31/05/2018, 5 x drawings prepared by 'Entuitive' dated 03/2017, Drawings and calculations received by the LPA on 31/05/2018.

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: A001, A002, A200, A201, A202, 220, 221, 222, 225, 226, 227, Design and Access Statement dated February 2018, Heritage Statement dated December 2017, draft Construction Management Plan received 02/03/2018, Basement Impact Assessment ref: CG/28111 dated April 2017, Structural Planning Report Issue 1 dated 31/05/2018, 5 x drawings prepared by 'Entuitive' dated 03/2017, Drawings and calculations received by the LPA on 31/05/2018.

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

- 4 The development hereby approved shall be inspected, approved and monitored by the appointed qualified chartered engineers Entuitive throughout the duration of the critical elements of both permanent and temporary basement construction works 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, and details of the new appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority.

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 basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment ref: CG/28111 dated April 2017, Structural Planning Report Issue 1 dated 31/05/2018, 5 x drawings prepared by 'Entuitive' dated 03/2017, Drawings and calculations received by the LPA on 31/05/2018 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposals involve the excavation of the rear garden to allow for the erection of a new single storey rear extension at lower ground floor level, and the lowering of the ground level of the existing closet wing extension to connect internally to the new extension. An area of garden measuring approximately 14sqm would be lowered to match the lower ground floor level, the existing single storey extension would be demolished and replaced with a new infill extension to the same depth as the existing closet wing extension. The extent of excavation warranted the submission of a Basement Impact Assessment (BIA) which was audited by external structural engineers Campbell Reith. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from the basement development. Campbell Reith has confirmed that the BIA has been completed in accordance with the requirements of Policy A5 and CPG Basements, and that the proposed development would not impact ground water levels, ground stability or the structural stability of the host building or neighbouring properties.

The new extension would measure 4.8m deep, 3.4m high and 3.1m wide. It would be constructed of reclaimed London stock brick to match the existing building, with timber-framed doors and windows to ensure it read as a sympathetic addition to the host building. The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the special character of the host listed building, nor a harmful loss of historic fabric or plan form.

Due to the location of the proposed extension between the existing closet wing and the large blank flank wall of no.126, it would not cause harm to neighbouring amenity by way of loss of outlook, daylight or privacy.

Although the proposed basement excavation does not constitute extensive excavation, the site is in a very sensitive location with a cycle lane located nearby on St Pancras Way. As such, the Council's Transport Officer has confirmed the works would warrant a Construction Management Plan which would be secured by S106 Legal Agreement.

Two objections have been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, A5, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development

also accords with The London Plan March 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).

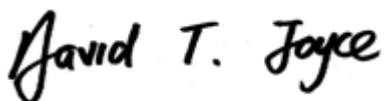
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 slanted style.

David Joyce
Director of Regeneration and Planning