

Application ref: 2018/4590/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 8 February 2019

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

Phone: 020 7974 4444

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

The Atelier Brown  
The Old Stables  
Millow Hall Farm  
Millow  
Dunton  
SG18 8RH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat 1**  
**9/10 Regent Square**  
**London**  
**WC1H 8HZ**

Proposal:

Erection of part two-storey, part single storey rear extension at lower and upper ground floor levels including excavation; re-grading of rear garden levels; and replacement of non-original windows.

Drawing Nos: RGL-18-2872-04, RGL-18-2872-03, RGL-18-2872-02, RGL-18-2872-01, CA5591/T01, CA5591/01, RGS/PL/103 Rev P1, RGS/PL/102 Rev P1, RGS/PL/101 Rev P1, RGS/PL/001 Rev P1, Arboricultural Implications Assessment (Broad Oak Tree Consultants Limited Nov 2018), Basement Impact Assessment (Ground and Project Consultants Ltd July 2018), Groundwater assessment (H Fraser Consulting 30/08/2018), Surface Water: Screening and Scoping and Modelling (Kaya Consulting Ltd September 2018), Surface Water: Screening and Scoping (Kaya Consulting Ltd Aug 2018), Construction Method Statement (Cooper Associates September 2018), Design Access & Heritage Statement P1 (the atelier brown).

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 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: RGL-18-2872-04, RGL-18-2872-03, RGL-18-2872-02, RGL-18-2872-01, CA5591/T01, CA5591/01, RGS/PL/103 Rev P1, RGS/PL/102 Rev P1, RGS/PL/101 Rev P1, RGS/PL/001 Rev P1, Arboricultural Implications Assessment (Broad Oak Tree Consultants Limited Nov 2018).

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Broad Oak Tree Consultants Ltd dated 12th November 2018 ref. J56.00. 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.

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 Camden Local Plan.

- 5 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.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Ground and Project Consultants Ltd. as well as the recommendations in the Basement Impact Assessment Audit Report Rev. D1 prepared by Campbell Reith, dated January 2019.

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

Informative(s):

- 1 Reasons for granting permission

The Grade II listed building has suffered war damage and subsequently was substantially rebuilt behind the façade in the 1950s. The rear windows are metal framed and the window sizes and design are consistent with the period of rebuilding. The proposed two-storey rear extension is considered to be subordinate in scale and location to the host building and terrace, and is of an appropriate design by virtue of it reflecting the form of a traditional outrigger in a simple, contemporary design. The facing brickwork would reflect that of the existing rear elevation. The replacement of the windows and doors in the existing openings is considered to be appropriate in terms of their materials and detailed design. The rear extension would not be readily visible from the street or from the wider public realm and given that its design is sympathetic, the works are not considered to significantly impact the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

The existing floor at lower ground floor level would be part excavated to install a new slab in the rear room, and the sloping land to the rear regraded to accommodate the two-storey extension. In support of the basement development a Basement Impact Assessment and a Surface Water: Screening and Scoping and Modelling assessment were submitted. Both documents were independently audited by CampbellReith who found the details acceptable in respect of impacts on groundwater, structural stability, flooding and the hydrological environment. It is therefore considered that the proposal demonstrates sufficient certainty to meet the requirements of Policy A5 and the CPG.

The proposed development is unlikely to generate significant volumes of construction traffic on a day to day basis. A construction management plan (CMP) is not therefore necessary from a transport point of view. Due to the limited scale of excavation and demolition involved, a CMP will not be required to control dust, noise and vibration in this instance. Construction works and associated noise are considered temporary in nature and able to be managed by the Control of Pollution Act 1974. Monitoring of the construction by a suitably qualified chartered engineer will be secured by a planning condition.

Due to the siting and scale of the extension, it is considered that it would not

significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, privacy, and would not create a sense of enclosure. The development would be sited in the location of an existing light well on a steeply sloping site and is not considered to result in the material loss of garden space. No trees are proposed to be removed in order to facilitate development. The arboricultural report submitted with the application is considered sufficient to demonstrate that the tree to be retained will be adequately protected throughout development in line with BS5837:2012. A condition would be attached to ensure this.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest, which it possesses, under s.66 of the 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 of the same Act.

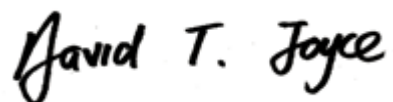
The proposed development is in general accordance with policies D1, D2, A1, A4, A5, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

- 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.
- 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.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning