

Application ref: 2018/3613/P
Contact: Gideon Whittingham
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Date: 29 March 2019

Development Management
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London Borough of Camden
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**8 Kentish Town Road
London
NW1 8NH**

Proposal:

Excavation of a single basement floor to accommodate retail space associated with the existing use of the ground floor

Drawing Nos: Site location Plan; E0001 PL01; PR0001 PL01; PR0110 PL01;

Basement Impact Assessment prepared by LBH Wembley dated November 2018;

Floor Risk Assessment and SUDS Assessment prepared by LBH Wembley dated July 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 granted planning permission shall be completed in accordance with the drawings hereby approved within 6 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of policies G1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans [Site location Plan; E0001 PL01; PR0001 PL01; PR0110 PL01; Basement Impact Assessment prepared by LBH Wembley dated November 2018; Floor Risk Assessment and SUDS Assessment prepared by LBH Wembley dated July 2018.]

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the construction of a basement floor level to provide 61sqm of additional floorspace relating to the existing ground floor commercial unit (Use Class A1). The works include the already implemented ground floor rear extension as per ref: 2018/0907/P.

Following officer site inspection, it was confirmed the works have been implemented and therefore this is a retrospective application.

The location, scale and extent of the basement extension beneath the footprint of the building would have minimal impact on, and be subordinate to, the host building. It would comply with Camden's CPG guidance on size and location of basements. The basement would not cause structural harm to neighbouring properties, to geological and hydrological conditions of the area, to the character and amenity of the area, or to the architectural character of the building and the Camden Town Conservation Area, as per Policy A5.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

The premises is located on a frontage within the Camden Town Centre. The proposal would satisfy the requirements of Policy TC2 as the new floorspace would provide a generous floor to ceiling height.

The extension, by virtue of its location beneath the footprint of the building and having no external manifestations, would not result in any harm to amenity in terms of overlooking, sunlight and daylight.

Typically, basement extensions, on account of their scale and location would require a Construction Management Plan (CMP). A CMP would ensure basements could be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area, however, given that these works have been completed, a CMP would not be sought in this instance.

An Approval in Principle (AIP) and highways contribution however shall be required, to be secured by a S106 legal agreement, which would prevent any harm to the highway and transport conditions.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A5, D1, TC2, T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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.
- 4 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.
- 5 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).

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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer