

Application ref: 2019/0210/P
Contact: Emily Whittredge
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Date: 10 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Oculus Architects Ltd
16A Pratt Street
Camden
London
NW1 0AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
32 Compayne Gardens
London
NW6 3DN

Proposal: Excavation of side passage to form staircase to lower ground floor level; and addition of bay window to recessed side wing at upper ground floor level.

Drawing Nos: A101, A102, A210, A202, A301, E301, E201, E102, E101, E100.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 A101, A102, A210, A202, A301, E301, E201, E102, E101, E100.

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

Informatives:

- 1 Reasons for granting permission.

The proposed new entrance within the side passage is secondary to the three storey host building, and respects the character of neighbouring buildings. The entrance is located behind an existing solid gated wall; however, the new stairwell to access the lower ground floor is modest in size and the opening will not appear overly dominant within the front garden. Within the locality, there are other examples of similar stairwells and these are not considered to adversely affect the street scene or the character of the area.

The proposed bay window, by virtue of its scale, siting and materials, would have a limited effect on the appearance of the host building and the character and appearance of the conservation area. The bay will be within the recessed side wing and clad in facing bricks to match the existing. The new window is timber sash and is therefore in keeping with the style of the host building. The new entrance door at basement level is timber panelled and will be sympathetic to the age and style of the host building.

Due to the proposed development's modest scale and location, it will not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

The proposal includes some excavation to create the stairwell to the basement level. The development would not require excavation below the level of the existing foundations or the foundations of neighbouring properties, and would not necessitate any underpinning works. In this instance, the scale and extent of excavation is such that the submission of a BIA was not deemed to be necessary.

One objection from an occupant within the application building was received prior to making this decision. The objection relates to ownership, drainage, safety, maintenance access, and basement development. Most of these matters are civil issues and cannot be taken into account when making a decision. The proposed works including excavation were assessed against the Council's requirements for basement development, as described above. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the 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 D1, D2, A1 and A5 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 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer