

Application ref: 2018/2456/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 25 April 2019

Development Management
Regeneration and Planning
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5D architects Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**20 Well Road
London
NW3 1LH**

Proposal:

Construction of a basement extension, erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.

Drawing Nos: 06.953.01, 06.953.02, 06.953.03, 06.953.04, 06.953.05, 06.953.06, 06.953.07, 06.953.08, 06.953.09, 06.953.10, 06.953.11, 06.953.12, 06.953.13, 06.953.14 Rev B, 06.953.15 Rev B, 06.953.16 Rev B, 06.953.17, 06.953.18, 06.953.19 Rev B, 06.953.20, 06.953.21, 06.953.22, 06.953.23, 06.953.24 Rev B, 06.953.26, 17J02 - 01D, 17J02- 02A, 17J02 - 03D, Tree Report, Audit Report, Construction Management Plan, Design & Access Statement, Heritage Statement, Structural Design, Construction Sequence and Temporary Works Part 1. 2 and 3 (Amended).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 06.953.01, 06.953.02, 06.953.03, 06.953.04, 06.953.05, 06.953.06, 06.953.07, 06.953.08, 06.953.09, 06.953.10, 06.953.11 06.953.12, 06.953.13, 06.953.14 Rev B, 06.953.15 Rev B, 06.953.16 Rev B, 06.953.17, 06.953.18, 06.953.19 Rev B, 06.953.20, 06.953.21, 06.953.22, 06.953.23, 06.953.24 Rev B, 06.953.26, 17J02 - 01D, 17J02- 02A, 17J02 - 03D, Tree Report, Audit Report, Construction Management Plan, Design & Access Statement, Heritage Statement, Structural Design, Construction Sequence and Temporary Works Part 1. 2 and 3 (Amended).

Reason:

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

- 3 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.

- 4 Prior to the commencement of development, tree protection measures shall be installed in accordance with approved drawings. The protection shall then remain in place for the duration of works on site.

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 2017.

Informative(s):

- 1 Reasons for granting permission:

This application is following a previous approved application (ref.2017/1426/P). This application differs from the previously approved application by proposing a basement which would be to the full footprint of the existing dwelling and would extend the footprint of the approved conservatory. The basement would incorporate two new light wells either side of the new conservatory. All the rest of the proposal is the same as that previously approved, therefore the basement and lightwells will be the only aspects assessed in this application.

The basement would be an increase of 140sqm and would be expressed with two small lightwells to the side of the property. Given the small scale and siting of the lightwells there would be no impact on the appearance of the host

dwelling or character of the conservation area. At basement level, they would be appropriately placed with sash windows below ground serving the bathroom and TV room in the basement with brick courses to match the existing and a light galvanised steel open grille placed on top of the light wells for safety, these are modest in scale and will not be seen from public views they would therefore be considered acceptable.

The applicants have provided a Basement Impact Assessment which has been independently reviewed by the Council's consultants and considered to be in accordance with the requirements of the Council's Basements CPG and would therefore accord with Policy A5.

Due to the location and nature of the proposals, the development is not considered to cause harm to neighbouring amenity in terms of privacy, outlook or daylight. The works would not introduce any new windows that would overlook neighbouring properties, nor would the development block neighbouring light levels. The development is thus considered to be in accordance with policy A1.

Given the nature of works it is considered necessary to secure a highways contribution and an approval in principle via s106 legal agreement (as the works are adjacent to the public highway). The proposal has included a construction management plan (CMP) with this application. This provides information about how construction activity at the site will be managed so as to reduce the impact of the excavation and construction process on the amenity of neighbouring properties prior to works commencing. The CMP would be secured by means of a Section 106 Agreement together with a CMP Implementation Support Fee of £3,136 prior to planning permission being granted.

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 2013.

Therefore it is considered the basement extension would not be detrimental to the character or appearance of the subject dwelling or the surrounding Hampstead Conservation Area. The proposal would be in accordance with Policies D1, D2, A1, A5, T1, T4 and DM1 of the Camden Local Plan and the CPG Basements guidance and would be in accordance with Policies BA1, BA2, BA3, DH1, DH2 and TT1 of the Hampstead Neighbourhood Plan and the NPPF 2019.

- 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.
- 4 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).
- 5 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.

- 6 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer