



Application ref: 2018/2615/P
Contact: Charlotte Meynell
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Date: 5 April 2019

Development Management
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Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
10 Downside Crescent
London
NW3 2AP

Proposal:

Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement with 2 x rear lightwells; and alterations to front driveway and boundary walls.

Drawing Nos: EX-01 Rev. 00; EX-02 Rev. 00; EX-03 Rev. 00; EX-04 Rev. 00; LP-01 Rev. 00; LP-02 Rev. 00; PA-01 Rev. 01; PA-02 Rev. 00; PA-03 Rev. 00; PA-04 Rev. 00; PA-05 Rev. 00; PA-06 Rev. 00; Basement Impact Assessment Issue No. 4 (prepared by Geotechnical & Environmental Associates Ltd [GEA], dated 20/11/2018); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith, dated 12/12/2018); Outline Programme of Works for Basement (received 28/09/2018); Report on a Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated April 2017); Structural Calculations Rev. 2 (prepared by Rodrigues Associates, dated 16/11/2018); Structural Drawings (prepared by Rodrigues Associates, dated 19/11/2018); Design and Access Statement (dated May 2018); Planning Statement Issue 2 (prepared by Boyer Planning, dated 05/06/2018); Arboricultural Impact Assessment (prepared by Southern Ecological Solutions, dated 27/07/2016); Tree Survey & Protection Plan (prepared by Southern Ecological Solutions, dated 27/07/2016).

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 EX-01 Rev. 00; EX-02 Rev. 00; EX-03 Rev. 00; EX-04 Rev. 00; LP-01 Rev. 00; LP-02 Rev. 00; PA-01 Rev. 01; PA-02 Rev. 00; PA-03 Rev. 00; PA-04 Rev. 00; PA-05 Rev. 00; PA-06 Rev. 00; Basement Impact Assessment Issue No. 4 (prepared by Geotechnical & Environmental Associates Ltd [GEA], dated 20/11/2018); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith, dated 12/12/2018); Outline Programme of Works for Basement (received 28/09/2018); Report on a Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated April 2017); Structural Calculations Rev. 2 (prepared by Rodrigues Associates, dated 16/11/2018); Structural Drawings (prepared by Rodrigues Associates, dated 19/11/2018); Design and Access Statement (dated May 2018); Planning Statement Issue 2 (prepared by Boyer Planning, dated 05/06/2018); Arboricultural Impact Assessment (prepared by Southern Ecological Solutions, dated 27/07/2016); Tree Survey & Protection Plan (prepared by Southern Ecological Solutions, dated 27/07/2016).

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

- 4 **Basement - approved engineer**
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.

- 5 **Basement - works in accordance with BIA**
The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Geotechnical & Environmental Associates Ltd (GEA), as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated 12/12/2018.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 6 **Tree protection**
Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 27/07/2016 by Callum Campbell of Southern Ecological Solutions. 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. The works shall be undertaken under the supervision of the project arboriculturalist.

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.

- 7 **Sustainable Urban Drainage System**
Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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