



Application ref: 2018/1045/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 27 March 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
www.camden.gov.uk/planning

Orcadian Planning
157 Byron Ave
London
E12 6NJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
33 Belsize Avenue
London
NW3 4BL

Proposal:

Excavation and infilling of lower ground floor rear terrace to form a rear extension with associated lightwell, removal of a vehicle entrance at front, and associated front boundary wall alterations and landscaping.

Drawing Nos: P001, P010 Rev. A, P090 Rev A, P100 Rev A, P110 Rev A, P120 Rev A, P130 Rev A, P210 Rev A, P301 Rev A, P310 Rev A, P311 Rev A, P312 Rev A, P313 Rev A, X310, X210, X130, X120, X110, X100, X090, X010; Planning Statement (by Orcadian Planning dated February 2018), Daylight Sunlight Report 8.997 (by XCO2 dated December 2017), Design and Access Statement (by KSR Architects dated January 2018), Structural Engineering Report and CMS P2 (by Elliott Wood dated February 2018), Energy Sustainability Statement (by XCO2 dated December 2017), FRA and Drainage Strategy (by XCO2 dated December 2017), Basement Impact Assessment (by Site Analytical Services Ltd. dated Jan 2018 revised July 2018 and Sept 2018), Tree Report (by Landmark Trees dated February 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 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: P001, P010 Rev. A, P090 Rev A, P100 Rev A, P110 Rev A, P120 Rev A, P130 Rev A, P210 Rev A, P301 Rev A, P310 Rev A, P311 Rev A, P312 Rev A, P313 Rev A, X310, X210, X130, X120, X110, X100, X090, X010; Daylight Sunlight Report 8.997 (by XCO2 dated December 2017), Structural Engineering Report and CMS P2 (by Elliott Wood dated February 2018), Energy Sustainability Statement (by XCO2 dated December 2017), FRA and Drainage Strategy (by XCO2 dated December 2017), Basement Impact Assessment (by Site Analytical Services Ltd. dated Jan 2018 revised July 2018 and Sept 2018), Tree Report (by Landmark Trees dated February 2018).

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the basement room hereby approved, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development and full details of the green roof must be submitted. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 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 policy A5 of the London Borough of Camden Local Plan 2017.

- 8 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the various Basement Impact and Engineering reports hereby approved. In particular, prior to construction, a detailed monitoring strategy should be agreed with the relevant parties, to ensure the ground movements do not exceed agreed limits, and a detailed works duration programme should be provided by the appointed contractor.

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 A1 and A5 of the 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.

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 'DP', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer