



Application ref: 2018/2242/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 12 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mrs Divya Modi-Sarda  
8 St Crispins Close  
London  
NW3 2QF

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted Subject to a Section 106 Legal Agreement

Address:  
**2B Courthope Road**  
London  
**NW3 2LB**

Proposal:

Conversion of substation into residential use (C3) and extension of the existing basement with front lightwell to provide a kitchen and additional bedroom for the existing dwelling, together with alterations to the substation building and boundary railings.

Drawing Nos: 0100, 1100, 0300, Site constraints plan, Tree protection plan, 1200 A, 1300 A, Basement Impact Assessment Rev 4, Appendix A - F, Basement Impact Assessment Audit November 2018, Flood Risk Assessment, Planning Daylight Report, Design & Access Statement

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 policy D1, 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: 0100, 1100, 0300, Site constraints plan, Tree protection plan, 1200 A, 1300 A, Basement Impact Assessment Rev 4. Appendix A - F, Basement Impact Assessment Audit November 2018, Flood Risk Assessment, Planning Daylight Report, Design & Access Statement.

Reason:

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

- 4 Prior to the commencement of construction/demolition works on site, 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, unless otherwise agreed in writing by the local authority.

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 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal would seek to convert the single storey substation into residential use to extend the existing residential unit together with a basement level extension. The development would provide an enlarged living space and an additional bedroom. The site already benefits from a valid planning permission to convert the single storey substation to residential to create a dining room for

the existing dwelling (ref No. 2017/0386/P). This application would create a side extension to create a new kitchen/dining area as well as a basement extension to create a new bedroom and light well. Given the previous consent, there is no issues in respect of land use.

A rooflight is proposed in the roof of the side extension and a front lightwell which would allow large levels of light into the property and improve the quality of light received both to the kitchen and the bedroom at basement level. The side extension would be set back from the front wall of the existing dwelling, creating a subservient addition to the existing building and the space to the front of the extension would incorporate a new lightwell, railings and some greenery to the front. This would give the frontage of the existing dwelling a softer appearance and blend in with the street scene.

The extension would be built of matching brickwork with fenestration to match that of the existing dwelling. This would ensure the development integrates well with the existing dwelling and surrounding area. Overall, the proposed side extension and basement would remain subordinate to the host dwelling in terms of design, form, materials and scale, and would respect and preserve the design and proportions of the host property, street scene and Mansfield Conservation Area.

The applicant provided a Basement Impact Assessment (BIA) with the application, this was reviewed by Campbell Reith. It was concluded that the proposal would not have an unacceptable impact on ground/surface water flows or the structural stability of the building and adjoining properties. The BIA also confirmed that there are no slope stability concerns regarding the proposed development and there would be no adverse effect on the wider hydrogeological environment. The basement extension is therefore in accordance with Policy A5 of the Camden Local Plan and the basement CPG.

The proposal would not cause a detrimental impact on the amenities of neighbouring properties. There is only one window proposed within the front of the new side extension which would serve a kitchen/dining area and this would overlook the street. Therefore no overlooking shall occur and due to the modest size and height of the addition no harm would be had to the amenity of neighbouring properties in regards to loss of light, outlook or overbearing impact.

No objections have been raised in relation to the works. The application sites planning history was 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 of the Planning (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 A1, A5, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, 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 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.
- 4 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.
- 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)

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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', written in a cursive style.

Daniel Pope  
Chief Planning Officer

