

Application ref: 2018/4455/P
Contact: Samir Benmbarek
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Date: 25 July 2019

Development Management
Regeneration and Planning
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JAA
38-50 Pritchards Road
London
E2 9AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

Flat 1
99 Priory Road
London
NW6 3NL

Proposal:

Excavation of basement extension; erection of single storey rear extension; erection of side extension porch and associated alterations to ground floor flat (Use C3)
Drawing Nos: Unnumbered location plan.

115: 2001A; 2003A; 2002B; 2004A; 2005A; DAS-III_revA.

Basement Impact Assessment by Barrett Mahony (Ref: L14802-RP-01); Basement Impact Assessment- Addendum November 2018 by GL&SS Consulting Engineers (Ref: 925/01); Basement Impact Assessment Audit by Campbell Reith dated April 2019 (Project No: 12727-34 Rev: F1).

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 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:

Unnumbered location plan.

115: 2001A; 2003A; 2002B; 2004A; 2005A; DAS-III_revA.

Basement Impact Assessment by Barrett Mahony (Ref: L14802-RP-01);
Basement Impact Assessment- Addendum November 2018 by GL&SS
Consulting Engineers (Ref: 925/01); Basement Impact Assessment Audit by
Campbell Reith dated April 2019 (Project No: 12727-34 Rev: F1).

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the external side boundary wall doors;

b) Manufacturer's specification details of the side boundary wall doors (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension would be subordinate to the

application building in terms of its form, scale and proportions. It would extend an additional 3m from the existing rear elevation at ground floor level. The extension would retain a large proportion of rear garden space and therefore would retain the open character present within the large gardens of this vicinity. The side extension is also considered acceptable in its scale.

The extensions would be constructed from stock brick with aluminium framed windows and doors. The detailed design including materials are considered contemporary and appropriate for the building. Overall, the proposed extensions would not detract from the character and appearance of the host building or the wider conservation area.

Other alterations to the application building include the frosting of some of the bottom window panels at first floor level; alterations to an existing window opening on the southern elevation (with new matching timber framed windows); removal of small ground floor window; render detailing and bricking up of existing window openings. These alterations are considered acceptable and the bricked up window openings would be recessed.

Alterations to the side boundary wall (along Compayne Gardens) include the removal of the existing timber fence topping and the replacement with matching stock brickwork and the insertion of 3x door openings. These doors would service a cycle store, a new private entrance to the ground floor flat and the refuse store. The cycle and refuse store doors would be designed with matching brickwork and the new entrance door would be designed from black steel.

The alteration to the side boundary wall is considered acceptable. On observation of the corner buildings and their side boundary walls, there is no established relationship in its design. A condition is attached securing further details of the proposed boundary wall doors including material samples.

The size and the depth of the excavation is considered as acceptable as it does not extend further beyond the footprint of the building. No lightwells are proposed in conjunction with the basement excavation.

The application was accompanied by a Basement Impact Assessment which was externally audited and it has been confirmed that the potential impacts from the basement construction have been identified and sufficient mitigation proposed. A condition secures further details of a suitable qualified engineer to carry out the basement works.

No trees would be removed or affected as part of the works. The scheme was assessed by the Council's Tree and Landscaping Officer who raised no objection to the scheme.

The proposed development is considered to not adversely impact upon the residential amenity of any adjoining occupiers (due to its height, scale, size and siting in relation to neighbouring occupiers). The basement extension is modest and no external manifestations are proposed in relation to the basement works.

2 [Continued]

Due to the location of the site and the nature of the works, approval of this development is subject to a S106 legal agreement to secure a Construction Management Plan (CMP), a highways contribution and an Approval in Principle (AIP). The CMP is to monitor and mitigate impacts upon the local highway network during the construction of the development.

No objections were received on the proposal prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight had been paid to the desirability of preserving and enhancing the character and 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 (ERR) Act 2013.

As such, the proposed development is in general accordance with policies A1, A5, D1, D2 and T4 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.

- 3 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).
- 4 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer