

Application ref: 2019/1088/P
Contact: Nora-Andreea Constantinescu
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Date: 25 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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OWAL Architects
5B Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

131 Arlington Road
London
NW1 7ET

Proposal: Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front lightwell, all associated with the conversion of the property back to a single dwelling (Class C3).

Drawing Nos: 248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1_AR_131; Tree Protection Plan TPP1_AR_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

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:

248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1_AR_131; Tree Protection Plan TPP1_AR_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

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

- 4 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 including a construction programme 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 The development hereby approved shall be carried out strictly in accordance

with the Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019) and Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019), as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated June 2019.

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 Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details as shown on drawings Tree Plan TP1_AR_131; Tree Protection Plan TPP1_AR_131 demonstrating how trees on site shall be protected during construction work shall be installed and implemented on site. 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.

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 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

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