



Application ref: 2018/0423/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 2 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Zac Monro Architects
49 Effra Road
London
SW2 1BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat A
10 Elsworthy Road
LONDON
NW3 3DJ

Proposal:

Erection of single storey ground floor rear and side extensions; Excavation of basement extension including formation of front and rear lightwells; Erection of front garden bin and cycle store

Drawing Nos: Site Location Plan (ER. 001), ER.002, ER.010A, ER.011A, ER.012A, ER.020A, ER.021A, ER.030A, ER.040A, ER.102 B, ER.110 A, ER.111 B, ER.112 B, ER.120, ER.121 C, ER.130 A, ER.141, Basement Impact Assessment LBH4482 Ver 2.0 (Sep 2017), 4512 S-L-SK 10, 4512 S-D-01, Structural Planning Calculations (Oct 2017), Arboricultural Implications Assessment J

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: Site Location Plan (ER. 001), ER.002, ER.010A, ER.011A, ER.012A, ER.020A, ER.021A, ER.030A, ER.040A, ER.102 B, ER.110 A, ER.111 B, ER.112 B, ER.120, ER.121 C, ER.130 A, ER.141, Basement Impact Assessment LBH4482 Ver 2.0 (Sep 2017), 4512 S-L-SK 10, 4512 S-D-01, Structural Planning Calculations (Oct 2017), Arboricultural Implications Assessment

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

- 4 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 sustainable urban drainage system shall achieve greenfield run-off rates, unless demonstrated to be not feasible. The system shall be implemented in accordance with the details approved 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.

- 5 The flat roofed areas of the approved extensions shall not be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawing J53.97/01. The protection shall remain in place for the duration of works on site.

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.

- 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 8 Prior to occupation of the basement, an acoustic report (with respect to the noise and vibration impact from the adjacent rail tunnel on the habitable basement accommodation) shall be submitted to and approved by the local planning authority in writing. The acoustic report shall demonstrate that noise does not exceed 39 dB LAMax (slow) as measured in the centre of the bedroom and that internal vibration levels in bedrooms from train pass-bys does not exceed 0.4 VDV ms^{-1.75} during daytime/evening and 0.13 VDV ms^{-1.75} during night time and identify any necessary mitigation required. Any such mitigation shall be implemented strictly in accordance with the approved scheme and retained as such thereafter.

Reason: To protect future occupiers of the development from noise and vibration disturbance arising in connection with the adjacent rail tunnel in accordance with policy A4 of the London Borough of Camden Local Plan 2017.

- 9 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Basement Impact Assessment (LBH4482 Ver 2.0) prepared by LBH Wembley dated September 2017) hereby approved, including but not limited to the monitoring requirements in section 8 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1 (very slight).

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.

- 10 No development shall take place until details of a replacement tree have been submitted to and approved by the local planning authority in writing. The replacement tree planting shall not be carried out otherwise than in accordance with the details thus approved by not later than the end of the planting season following completion of the development. 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.

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 and D1 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 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.
- 4 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over the 'Yours faithfully' text.

Daniel Pope
Chief Planning Officer

