

Application ref: 2018/4547/P
Contact: John Diver
Tel: 020 7974 6368
Date: 20 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Farrell Design Studio
The Design Studio
35a Barleycroft Road
Welwyn Garden City
AL8 6JX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
31 St Mark's Crescent
London
NW1 7TT

Proposal:

Single storey rear extension and excavation of basement to dwelling including no.1 rear lightwell. Installation of rooflights and replacement to windows to main house, relandscaping to rear garden (amalgamation/minor variation to works approved under applications 2016/7071/P, 2017/1534/P, 2017/2684/P & 2018/5835/P)

Drawing Nos: IND-1114-LP01 Rev. B, IND-1114-E10 Rev. C; (Prefix: IND-1131-) E20 Rev. A, E21 Rev. A, E22 Rev. A, E23 Rev. A, E24 Rev. A, E30 Rev. A, E31 Rev. A, E32 Rev. A; IND-1114-E40; (Prefix: IND-1114-) P10 Rev. C, P19 Rev. H, P20 Rev. A, P21 Rev. A, P22 Rev. A, P23 Rev. A, P24 Rev. A, P30 Rev. A, P31 Rev. A, P32 Rev. A, P40 Rev. C

Supporting documents: Basement Impact Assessment Addendum report produced by Chelmer Services (ref. ADDBIA/8084A March 2019); Basement Impact Assessment produced by Chelmer Services with appendices (ref. BIA/8084A rev1 July 2017), Basement Impact (Structural) Assessment produced by Croft Engineers with appendices (ref. 161202 version 2 July 2017), Utilities Search produced by Chelmer Services with appendices (ref. UTS/9336), Draft construction management plan.

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: IND-1114-LP01 Rev. B. IND-1114-E10 Rev. C; (Prefix: IND-1131-) E20 Rev. A, E21 Rev. A, E22 Rev. A, E23 Rev. A, E24 Rev. A, E30 Rev. A, E31 Rev. A, E32 Rev. A; IND-1114-E40; (Prefix: IND-1114-) P10 Rev. C, P19 Rev. H, P20 Rev. A, P21 Rev. A, P22 Rev. A, P23 Rev. A, P24 Rev. A, P30 Rev. A, P31 Rev. A, P32 Rev. A, P40 Rev. C

Supporting documents: Basement Impact Assessment Addendum report produced by Chelmer Services (ref. ADDBIA/8084A March 2019); Basement Impact Assessment produced by Chelmer Services with appendices (ref. BIA/8084A rev1 July 2017), Basement Impact (Structural) Assessment produced by Croft Engineers with appendices (ref. 161202 version 2 July 2017), Utilities Search produced by Chelmer Services with appendices (ref. UTS/9336), Draft construction management plan.

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

- 4 The development hereby approved shall be overseen by a suitably qualified chartered engineer with membership of the appropriate professional body 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 in line with the details approved under application 2018/2645/P granted on the 13/07/2018.

Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. Such resubmitted details must include details of the appointment and the appointee's responsibilities.

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, CC2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Any necessary repair works to the canal wall shall be carried out in strict accordance with the survey and schedule of works consented under approval of details application 2018/2645/P granted on the 13/07/2018 unless otherwise submitted to and approved in writing by the Local Planning Authority. Any such resubmitted details shall include a survey of the Regent's Canal wall, full details of any proposed repairs to the canal wall that may be required and confirmation that the details have been prepared in consultation with the Canal & Rivers Trust or the relevant statutory undertaker.

Reason: To safeguard the appearance, safety and structural integrity of neighbouring canal / waterway 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.

- 6 Prior to first use, the glazing to the second floor side windows facing towards no.57 Gloucester Avenue shall be obscure glazed. The obscure glazing shall be permanently retained thereafter.

Reason: In order to prevent overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 7 Prior to commencement of the above ground works / rear extension, 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 elevations and sections at 1:10 of the replacement balustrading to the ground floor rear terrace;
- b. Details including elevations and section drawings, and manufacturer's specification details, of facing materials for the ground floor rear terrace privacy screen (with a height of 1.8m from the level of the terrace floor). Samples of the facing materials shall be provided on site.

The use of the rear ground floor terrace shall not commence until the privacy screen as approved has been installed along the Eastern side return. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises at nos.57-61 Gloucester Avenue in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 8 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 elevations and sections at 1:10 of all replacement double glazed sash windows (including jambs, head and cill);

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

- 9 Prior to commencement of above ground works, full details in respect of the living roof in the area indicated on the approved roof plan (IND-1114-P10 Rev. C) shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2, A3 and A5 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 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 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.

- 7 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.
- 8 The applicant/developer is advised that any encroachment into, or access over the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding any required access agreement.
- 9 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works->

- 10 Thames Water requests that the Applicant should incorporate protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. They would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality
- 11 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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