

Application ref: 2018/3377/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 5 September 2019

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

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Ms Simoni Devetzi
15 Emerson Apartments
Chadwell Lane
London
N8 7RF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**23 Lyncroft Gardens
London
NW6 1LB**

Proposal: Extension and lowering of the existing basement floor below the whole footprint of the building; installation of new window to front elevation at lower ground floor level; replacement of the rear infill extension roof with a new pitched roof and replacement aluminium sliding doors; replacement rear patio doors with new aluminium sliding doors.

Drawing Nos: Existing drawings: EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, EX10, EX11, L01

Proposed drawings: P01, P02, P03, P04, P05, P06, P07, P08, P09 rev 1, P10 rev 1, P11 rev 1

Design and Access Statement received 24/09/2018, Basement Impact Assessment Report (BIA – Rev. 00) dated 18th September 2018, Revised BIA (dated 19th February 2019 including a Ground Investigation Report by Jomas Associates Ltd (dated 16th January 2019), Ground Movement Assessment (version 1.1, dated 14th August 2019) by Jomas Associates Ltd.

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 policies 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: P01, P02, P03, P04, P05, P06, P07, P08, P09 rev 1, P10 rev 1, P11 rev 1.

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 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 basement development hereby approved shall be completed in accordance with the recommendations set out in the Basement Impact Assessment Audit revision F1 dated August 2019 by Campbell Reith, Basement Impact Assessment Report (Rev. 00) dated 18th September 2018, Revised Basement Impact Assessment (dated 19th February 2019 including a Ground Investigation Report by Jomas Associates Ltd (dated 16th January 2019), and Ground Movement Assessment (version 1.1, dated 14th August 2019) by Jomas Associates Ltd.

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.

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 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.
- 3 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