

Application ref: 2018/4364/P  
Contact: Nora-Andreea Constantinescu  
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Date: 11 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Robert Rhodes Architecture + Interiors  
107 Davina House  
137-149 Goswell Road  
London  
EC1V 7ET UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**18 Regent's Park Road**  
**London**  
**NW1 7TX**

Proposal:

Excavation at lower ground floor level, following conversion of vaults and storage below front garden to habitable room and toilet, and installation of planters and railings to front elevation, all to single family dwelling (Class C3) (Amended description)

Drawing Nos: Location Plan; 001 Rev A; 002 Rev A; 003; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; Construction Method Statement (CMS) and BIA by Symmetrys Ltd (ref: 18375 Rev. 1.1) dated February 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 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

Location Plan; 001 Rev A; 002 Rev A; 003; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; Construction Method Statement (CMS) and BIA by Symmetrys Ltd (ref: 18375 Rev. 1.1) dated February 2019.

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

- 4 The temporary and permanent basement works shall take place under the supervision of Christopher Atkins CEng MIStructE at Symmetrys Limited as confirmed by the appointing letter dated 27.08.2019 or other details shall be submitted to and approved in writing by the local planning authority prior to commencement of development and which confirm that 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. 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 Any areas of planting hereby approved 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the Construction Method Statement (CMS) and BIA by Symmetrys Ltd (ref: 18375 Rev. 1.1) dated February 2019 as well as the recommendations in the Basement Impact Assessment Audit Report (Rev D1) prepared by Campbell Reith dated April 2019 and Approval In Principle (AIP) dated September 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.

Informative(s):

1 Reason for granting permission:

The proposed conversion of vaults and storage below front garden to habitable room and toilet required excavation at this level, which was supported by a Basement Impact Assessment (BIA). The BIA submitted was audited by Campbell Reith and considered to not have impact on the wider hydrogeological environment, nor on the land stability of the host buildings, neighbouring ones and footway, the area is at low risk of flooding and there will be no impact to the wider hydrological environment. As such, the proposal would meet the requirements of policy A5 and CPG Basements.

The proposed room at lower ground floor level would be accessed via a canopy and hallway that links the existing storage space with the main house at this level. The proposed new room would have a window facing the lightwell and a toilet. The room would be used ancillary to the main house. The proposal would increase the depth of the canopy slightly which would be acceptable.

The layout for the front area above the new room would be altered as well, to include reconfiguration of the bins location and planters. The front lightwell currently has stepped planters extending from footway level to the lower ground floor. These would be removed and new built-in planters are proposed at footway level. This is considered to preserve the existing character and appearance of the host building and continue to support the biodiversity of the site.

It is also proposed to reinstate the original boundary wall treatment with matching pillars and new railings featuring the saltire design to match the neighbouring properties.

A new double glazed window is proposed at ground floor level to match the existing window design and frames thickness, which is considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 Act 2013.

Objection was received from Primrose Hill Conservation Area Committee (CAAC) in relation to the initial submission; however, following negotiation with the applicant and subsequent revised scheme, CAAC has withdrawn their objection.

Overall the proposed development is considered to preserve the character and appearance of the host building, streetscene and wider area. As such, the proposed development is in general accordance with policies A1, A4, A5, A3, D1, D2 of Camden Local Plan 2017. The development would also accord with

the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 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).
- 3 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.
- 4 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.
- 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.

- 6 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.
- 7 Your attention is drawn to the fact that there is a separate Approval In Principle

legal agreement with the Council which relates to the development for which this permission is granted. The agreement has been signed off and agreed by both parties on 02.09.19 and 05.09.2019.

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 read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer