

Application ref: 2018/0029/P
Contact: Ben Farrant
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Date: 4 October 2019

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Soarbond Ltd
17 Clarendon Road
London
W5 1AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
207 Sumatra Road
London
NW6 1PF

Proposal:

Excavation and extension of existing basement level, including formation of front and rear lightwells (Use Class C3).

Drawing Nos: (Prefix - 1381): 01_Rev.B, 02_Rev.B, 03, 04, 05, 06, 07, 08, 11_Rev.B, 12_Rev.B, 13, 14, 15, 16, 17_Rev.A, 31, 32_Rev.A, 33 & 34 received 23/09/2019.

Basement Impact Assessment Audit ref: '12727-96 Revision: F1' dated September 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 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: (Prefix - 1381): 01_Rev.B, 02_Rev.B, 03, 04, 05, 06, 07, 08, 11_Rev.B, 12_Rev.B, 13, 14, 15, 16, 17_Rev.A, 31, 32_Rev.A, 33 & 34 received 23/09/2019. Basement Impact Assessment Audit ref: '12727-96 Revision: F1' dated September 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 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 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment Ref: '12727-96 Revision: F1' dated September 2019 and its supporting documents hereby approved.

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

- 6 The basement hereby approved shall remain ancillary to the use of the main property (207 Sumatra Road, NW6 1PF) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 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 Reasons for granting permission.

207 Sumatra Road is a mid-terraced, two storey (plus basement and loft additions) dwellinghouse, located on the southern side of the road. The property is not located within a conservation area (though it is adjacent to the West End Green Conservation Area), it is not a listed building, nor are there any listed buildings within the vicinity.

The application seeks to excavate and extend the existing basement beneath the full footprint of the property and to form front and rear lightwells. The 400mm excavation would give an internal floor to ceiling height of 2.4m, the rear lightwell would measure 1m (L) x 1.9m (W), whilst the front lightwell would have a length of 1m, following the shape of the bay window/front building line of the property. The newly formed basement external elevations would be finished in a design and material to match the upper floors.

Parts a & b of policy A5 of Camden Council's Local Plan require basement applications to demonstrate to the satisfaction of the local planning authority that the proposal would not cause harm to neighbouring properties, or the structural, ground, or water conditions of the area. A Basement Impact Assessment (BIA) was submitted with the scheme, this document was independently assessed by Campbell Reith, Camden Council's BIA Auditor. Upon review of the information provided, Campbell Reith is satisfied that the proposed works are compliant with policy and current regulations.

The modest proportions of the proposed front and rear lightwells are considered to be such that they would comply with the remaining subsections of policy A5 of the Camden Local Plan, and CPG Basements (2018).

The front and rear lightwells would be modestly proportioned with the external facades of the basement finished in materials to match the floors above. Lightwells are a common feature within Sumatra Road, and this addition would not serve to detract from the character or appearance of the property or surrounding area. Whilst it is acknowledged that the West End Green

Conservation Area is immediately adjacent to the site, the proposal would not serve to impact upon its setting. As such, the proposal is considered to be acceptable in terms of design and impact on the surrounding area and nearby heritage asset (conservation area).

Given the scale of the proposed works, it is considered that a Construction Management Plan (CMP) would not be required in this instance.

The proposal would not result in undue harm to neighbouring residential amenities.

No comments were received from third parties following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in accordance with policies D1, A1, and A5 of the Camden Local Plan (2017), the London Plan (2016) and the National Planning Policy Framework (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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer