

Application ref: 2018/4200/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 28 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**38 Glenloch Road
London
NW3 4DN**

Proposal:

Enlargement of existing basement including creation of rear lightwell and enlargement of front lightwell, erection of replacement rear infill extension and other external alterations in association with conversion of dwelling house into 3 selfcontained residential units (Class C3)

Drawing Nos: (Prefix 1706) 101A, 102A, 103A, 104A, 105A, 301B, 302B, 303B, 304B, 305B; SK_20171211_01; Design and Access Statement; Planning Statement (dated 23 August 2018); Arboricultural Impact Assessment (by Landmark Trees, reference: NBA/38/AIA/01b, February 2018); Flood Risk Assessment (FRA) (by GeoSmart Information Ltd, reference: 70356R1REV2, February 2018); Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev.V1.00), dated August 2018; Construction Methodology Statement (CMS, Rev P1) by Form Structural Design (ref:172904), dated December 2017 with appended Desk Study, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd (ref: P1207J1245), dated January 2018; Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev. V1.00), dated August 2018; 38 Glenloch Rd Audit Response Letter to Campbell Reith, dated January 2019; Revised CMS (Rev. P2) and associated appendices, dated January 2019; Revised Desk Study, Ground Investigation and Basement Impact Assessment Report (Rev. Final v1.1) dated January 2019; Revised Ground Movement Analysis Report (Rev. V2.00), dated December 2018; 38 Glenloch Road Geotechnical Analysis Final (GWPR3049);

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: (Prefix: 1706) 101A, 102A, 103A, 104A, 105A, 301B, 302B, 303B, 304B, 305B; SK_20171211_01; Design and Access Statement; Planning Statement (dated 23 August 2018); Arboricultural Impact Assessment (by Landmark Trees, reference: NBA/38/AIA/01b, February 2018); Flood Risk Assessment (FRA) (by GeoSmart Information Ltd, reference: 70356R1REV2, February 2018); Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev.V1.00), dated August 2018; Construction Methodology Statement (CMS, Rev P1) by Form Structural Design (ref:172904), dated December 2017 with appended Desk Study, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd (ref: P1207J1245), dated January 2018; Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev. V1.00), dated August 2018; 38 Glenloch Rd Audit Response Letter to Campbell Reith, dated January 2019; Revised CMS (Rev. P2) and associated appendices, dated January 2019; Revised Desk Study, Ground Investigation and Basement Impact Assessment Report (Rev. Final v1.1) dated January 2019; Revised Ground Movement Analysis Report (Rev. V2.00), dated December 2018; 38 Glenloch Road Geotechnical Analysis Final (GWPR3049); Revised Ground Movement Analysis Report (Rev. V3.00), dated April 2019

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 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.

- 6 The development hereby approved shall be carried out strictly in accordance with the methodologies and recommendations of the Basement Impact Assessment and other 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 policy A5 of the Camden Local Plan 2017

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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.

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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to

surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 3 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.
- 4 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.

- 5 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.

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 printed name.

Daniel Pope
Chief Planning Officer