

Application ref: 2018/4019/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 9 June 2020

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

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Nicholas Williams Chartered Architect
39 Holmdale Road
London
NW6 1BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat A
108 Goldhurst Terrace
London
NW6 3HR

Proposal:

Excavation of basement with front lightwell and rear lightwell; erection of single storey rear extension.

Drawing Nos: P01-B, P10-B, P02-J, P02-J, P02-H, P10-A, 181209-Flood Risk, GWPR2929-Ground Investigation Report, 181209-108a Goldhurst Revised BIA, Site Location Plan, Arboricultural Report ref. TH-189

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 [P01-B, P10-B, P02-J, P02-J, P02-H, P10-A, 181209-Flood Risk, GWPR2929-Ground Investigation Report, 181209-108a Goldhurst Revised BIA, Site Location Plan, Arboricultural Report ref. TH-189]

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

- 4 The development hereby approved shall be carried out strictly in accordance with the recommendations, methodologies and mitigation measures set out in the Basement Impact Assessment hereby approved and its supporting documents, as compiled by Croft Structural Engineers (dated 22/11/2019).

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.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and method statement in the Arboricultural Impact Assessment and Method Statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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.

- 6 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.

Informative(s):

1 Reasons for granting permission (I/II)

The proposal involves the erection of a replacement single storey rear extension and conservatory to almost the same footprint as the existing single storey rear extension. There would be a fully glazed rear extension which would marginally project beyond the existing. The increase in depth is considered acceptable and the extension would remain clearly subservient to the host building.

The proposal involves the extension of an existing lightwell to the front of the property beneath the south-east ground floor window. There are many buildings of Goldhurst Terrace which benefit from existing lightwells beneath the front bay window. It is therefore considered that the proposed front lightwell is consistent with the character of the street. The front lightwell would have a horizontal metal grille as recommended by Camden Planning Guidance on Basements 2018.

The proposed rear lightwell would include steps up to the lower ground floor garden level, and would be enclosed by railings. The lightwell would facilitate ventilation and ensure adequate daylight and sunlight to the rear living area at basement level. Due to its location to the rear of the property, concealed by boundary fences, it is considered that the lightwell would have a limited impact on the character and appearance of the surrounding area. It would be secured by a grille and appears as a discrete addition linking the basement with the garden at ground floor.

The size of the proposed basement with lightwells would comply with policy A5 criteria f) to m). The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to audit by the Council's independent engineers who have found that the BIA and its supporting documents, as revised, are in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered. Conditions would be added to ensure that the methodologies and recommendations of the BIA are adhered to in the final design, and a suitably qualified chartered engineer is engaged with responsibilities throughout the design and construction of the basement. Subject to these provisions, the basement meets the terms of policy A5.

The rear extension would be similar height to the existing and set away from the boundaries of adjoining properties. The glazing to each side of the proposed extension would not overlook neighbouring properties due to the existing high boundary treatments. Overall the proposed rear extension and basement extension would not harm the amenity of neighbouring occupiers.

The Council's Tree and Landscaping Officer has reviewed the submitted arboricultural report and confirmed that the removal of the two palm trees to the rear would be acceptable. These two trees are non-native species which do not contribute to the character of the conservation area. A condition is imposed requiring tree protection measures to be in accordance with approved drawings and method statement in the Arboricultural Impact Assessment and Method Statement.

2 Reasons for granting permission II/II

The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. The application is granted subject to a S106 legal agreement for a construction management plan (CMP) and a CMP implementation support contribution in accordance with Local Plan policies A1 and T4.

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 (ERR) 2013.

Two objections were received prior to the determination of this application and have been addressed in the 'consultation summary sheet'. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1, D1, D2, T4, A5 and A3 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 3 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).
- 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 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.

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