

Application ref: 2019/5715/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Email: Ben.Farrant@camden.gov.uk  
Date: 7 July 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Art of Building Ltd  
45 Maplewell Road  
Woodhouse Eaves  
Leicestershire  
LE12 8RG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Chevington  
Garlinge Road  
London  
NW2 3TE**

Proposal: Excavation and enlargement of existing lower ground floor, including erection of front and rear single storey extensions; removal of upper ground rear external staircase and replacement of upper ground rear door by window.

Drawing Nos: E19-01.1, E19-01.2, E19-01.3, Basement Impact Assessment ref: CG/09436\_Rev.0 by CGL dated October 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: E19-01.1, E19-01.2, E19-01.3; Basement Impact Assessment ref: CG/09436\_Rev.0 by CGL dated October 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, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall be carried out in accordance with the methodologies, recommendations (on monitoring and mitigation) and requirements of the Basement Impact Assessment documents and supporting information 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, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof of the extension hereby approved shall not be used as a balcony, roof terrace or similar amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 No development shall commence until:
  - (a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
  - (b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local

planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme.

(c) Prior to occupation of the basement extensions, a verification report detailing the remediation shall be submitted to and approved by the local planning authority in writing.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies D1 and 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 Reasons for granting permission.

The proposed front extension at lower ground level would serve to infill the recessed space below the overhanging upper floors; this would remove the garage and form habitable accommodation. It is noted that similar works have been completed at no.10 Chevington. The proposal would be finished in brickwork to match the host property with a large element of glazing which is considered to be acceptable in this instance, given that it would replace an existing garage door. Timber slats are proposed to the front elevation; whilst this is not a typical design feature within the locality, this would not be immediately prominent in the streetscene given the recessed nature of the lower ground floor. This element would not cause harm to the character and appearance of the property or area.

The rear lower ground extension would similarly be appropriately scaled and designed, finished in matching brickwork with a simple form and flat roof. The proposal would extend no more than 50% of the depth of the rear curtilage, would retain adequate amenity space, and would not cause harm to the character and appearance of the property or surrounding area. The proposed addition would be acceptable in siting, scale, design and material finish.

The proposal involves the lowering of the existing basement floor to about 1.3m below existing slab level, with an extension of the basement into the rear garden at about 2.2m below ground level. Policy A5 of Camden'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 which has been independently assessed by the Council's external BIA auditor. They are satisfied that the proposed works are compliant with policy and current regulations. There will be no impact to the wider hydrogeological environment. The site is within a Critical Drainage Area and a zone of external sewer flooding. An attenuated drainage strategy is to be implemented to mitigate impacts to the hydrological environment. The proposed works will cause no more than Category 1 (Very Slight) damage to neighbouring properties. A movement monitoring strategy relating to all existing structures is recommended by the BIA during construction. It is proposed that the recommendations of the BIA, such as monitoring and flood risk mitigation, are secured by condition. The lower ground extension would also comply with the criteria of policy A5 relating to dimensions, location and size of the basement floor, and is therefore considered to be acceptable.

Given the siting, height, depth and design of the proposed extensions, the scheme is considered not to result in undue harm to neighbouring amenity. A condition has been attached to prevent the roof of the lower ground extension from being used as an amenity space to prevent harmful levels of overlooking to neighbouring properties. No objection is raised to the loss of the internal garage carparking space.

The site lies within an area of low risk of contamination. A condition is recommended to secure an appropriate risk assessment and remediation measures to address this risk.

No comments were received 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 general accordance with policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan (2015), policies D1, D2, A1 and A5 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 3 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.
- 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.

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 grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment