

Application ref: 2016/6426/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 20 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
www.camden.gov.uk/planning

Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

13A Crossfield Road
London
NW3 4NS

Proposal: Excavation of basement with rear lightwell, erection of single storey rear conservatory, installation of new side window and replacement of side windows to lower ground floor flat.

Drawing Nos: 10591/SD/01; 10591/TP/02A; 10591/TP/01; 10591/TP/03A; 10591/TP/04B; Design and Access Statement (prepared by Robert Savage & Associates Ltd, dated November 2016); Arboricultural Impact Assessment (prepared by PJC Consultancy, dated March 2018); Arboricultural Method Statement (prepared by PJC Consultancy, dated March 2018); Arboricultural Survey (prepared by PJC Consultancy, dated March 2018); Basement Impact Assessment (prepared by Stephen Buss Environmental Consulting Ltd, dated January 2017); Calculation Sheet (prepared by Robert Savage & Associates Ltd, received May 2017); Ground Movement Assessment (prepared by Chelmer Consultancy Services, dated January 2018); Letter from agent Re. Structural Details (prepared by Robert Savage & Associates Ltd, dated May 2017); Monitoring Method Statement (prepared by Direct Construction Surveyors Ltd, received May 2017); Site Investigation Report (prepared by Soil Consultants, dated January 2017); Surface Water Flow Statement (prepared by Robert Savage & Associates Ltd, dated July 2017); Utility Statement (prepared by Robert Savage & Associates Ltd, dated July 2017).

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 10591/SD/01; 10591/TP/02A; 10591/TP/01; 10591/TP/03A; 10591/TP/04B; Design and Access Statement (prepared by Robert Savage & Associates Ltd, dated November 2016); Arboricultural Impact Assessment (prepared by PJC Consultancy, dated March 2018); Arboricultural Method Statement (prepared by PJC Consultancy, dated March 2018); Arboricultural Survey (prepared by PJC Consultancy, dated March 2018); Basement Impact Assessment (prepared by Stephen Buss Environmental Consulting Ltd, dated January 2017); Calculation Sheet (prepared by Robert Savage & Associates Ltd, received May 2017); Ground Movement Assessment (prepared by Chelmer Consultancy Services, dated January 2018); Letter from agent Re. Structural Details (prepared by Robert Savage & Associates Ltd, dated May 2017); Monitoring Method Statement (prepared by Direct Construction Surveyors Ltd, received May 2017); Site Investigation Report (prepared by Soil Consultants, dated January 2017); Surface Water Flow Statement (prepared by Robert Savage & Associates Ltd, dated July 2017); Utility Statement (prepared by Robert Savage & Associates Ltd, dated July 2017).

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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the Arboricultural Survey ref. 4815/18-01 dated March 2018, Arboricultural Impact Assessment ref. 4815/18-02 dated March 2018, and Arboricultural Method Statement ref. 4815/18-03 dated March 2018 shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and 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 policy 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 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 You are advised to register the development with the Considerate Constructors Scheme prior to works commencing on site. See link below:

<https://www.ccscheme.org.uk/>
- 4 The approved development may require temporary parking bay suspensions and a hoarding license. For further details please refer to the following web pages:

<http://www.camden.gov.uk/ccm/navigation/transport-and->

streets/parking/parking-bay-suspensions/

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

- 5 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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer