

Application ref: 2019/5121/P  
Contact: David Peres Da Costa  
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Date: 1 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**12/12A Park Village West  
London  
NW1 4AE**

Proposal:

Excavation under former coach house, gym and courtyard to form new basement level; insertion of first floor window to side elevation of coach house.

Drawing Nos: 1948 - BP; 1948 - SLP; 1948 - TS

1948 - EP - : 01; 02; 03; 04; 05; 1948 - EE - : 01; 02; 03; 1948 - ES - : 01; 02

1948 - PP - : 01; 02; 03; 04; 05; 1948 - PE - : 01; 02; 03; 1948 - PS - : 01; 02; 1948 - PD - 01

Planning statement and heritage statement prepared by TJR Planning dated October 2019; Design & Access Statement prepared by Watson Bertram & Fell dated September 2019; Arboricultural impact assessment prepared by Landmark Trees dated 13th February 2020; Construction Method Statement prepared by Conisbee dated 30 September 2019; Site investigation and basement impact assessment report prepared by GEA 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 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:

1948 - BP; 1948 - SLP; 1948 - TS

1948 - EP - : 01; 02; 03; 04; 05; 1948 - EE - : 01; 02; 03; 1948 - ES - : 01; 02

1948 - PP - : 01; 02; 03; 04; 05; 1948 - PE - : 01; 02; 03; 1948 - PS - : 01; 02;

1948 - PD - 01

Planning statement and heritage statement prepared by TJR Planning dated October 2019; Design & Access Statement prepared by Watson Bertram & Fell dated September 2019; Arboricultural impact assessment prepared by Landmark Trees dated 13th February 2020; Construction Method Statement prepared by Conisbee dated 30 September 2019; Site investigation and basement impact assessment report prepared by GEA dated September 2019

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

- 4 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.

- 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 shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Site investigation and basement impact assessment report prepared by GEA dated September 2019 & Construction Method Statement prepared by Conisbee dated 30 September 2019) hereby approved, including but not limited to the monitoring requirements in section 13.2 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

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 Reason for granting permission

This application seeks approval for the scheme previously approved (2015/7005/P & 2015/7165/L dated 31/01/17 as amended by 2018/5593/P dated 15/04/2019 and 2018/5592/L dated 17/04/2019). This is because the extant planning permission expired 30/01/20. In the interim the Local Plan has been adopted with variations to some relevant policies, however the proposals remain consistent with the new policies as set out below.

The proposal is for an additional floor below both the existing coach house and the gym and courtyard immediately to the east. The basement extension is mainly under the garage block and would not have any features visible from the exterior. The basement extension would be subordinate and subservient to the main house and as such will not harm the significance of the Grade II\* building. The basement scale and dimensions comply with Policy A5 parts f to m.

The submitted basement impact assessment was independently audited as part of the original approval (2015/7005/P & 2015/7165/L) and a further technical audit is therefore not required. The predicted damage category is Burland Category 1, 'very slight', which is consistent with part n of policy A5. The other technical outcomes of the BIA also remain consistent with policy A5. The audit accepts that the development will not impact on the wider hydrogeology of the area and is not in an area subject to flooding. A condition would be added to ensure that the recommendations, methodologies and outcomes expected by the BIA are incorporated into the detailed basement design. Overall the proposals are acceptable in terms of policy A5. .

The proposed window would match an existing window at first floor level and would be acceptable. Due to its orientation the window would not overlook any neighbouring properties. Overall the completed development would not have a harmful impact on neighbouring amenity.

The internal alterations are minor in nature and would not harm any architectural or historic features of interest. Historic England have not objected and the National Planning Casework Unit has confirmed the application does not need to be referred.

The arboricultural report submitted with the application is considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected. The trial pits did not contain any significant roots and no trees would be removed to facilitate the development. A condition would be included to ensure adherence to the tree protection measures.

Given the scale of the proposed basement excavation a construction management plan would be required in order to demonstrate how the construction activities would mitigate the impact on the highway network and local amenity. It would be secured via legal agreement [alongside a monitoring and implementation fee as required by Policy A1 and CPG Transport]. The footway and vehicular crossover directly adjacent to the site could be damaged as a direct result of the proposed works. Therefore, a financial contribution for highway re-instatement works would be secured via legal agreement.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.72 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A5, A2, A3 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 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).
- 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.

- 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



Daniel Pope  
Chief Planning Officer