

Application ref: 2019/6007/P
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Mr Claudio Rocchetti
15A Croftdown Road
London
NW5 1EL
United Kingdom

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
15 Croftdown Road
London
NW5 1EL

Proposal:

Enlargement of existing basement including creation of front and rear lightwells; erection of replacement rear extension and other external alterations

Drawing Nos: A000; A600 (P01); A200 (P02); A101 (P03); A301 (P02); A100 (P02); A300 (P02); Design & Access Statement (dated January 2019); Basement Impact Assessment Report prepared by Soiltechnics Ltd (Reference No:STQ4636-BIA01, dated January 2019); Design and Access Statement prepared by KIMA Architecture and Interiors (Reference No: 1808, dated January 2019); Structural Engineers Report prepared by WCJ Ltd (dated February 2019); Letter regarding proposed drainage arrangements and change in impermeable surface area prepared by Soiltechnics Limited (Reference No. L-STQ4636_Rev A, dated 24 February 2020); Existing and proposed ground floor plan including indication of permeable area to garden (Reference No. A101_P03, dated 20 February 2020)

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 and policies DC2, DC3, DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A000; A600 (P01); A200 (P02); A101 (P03); A301 (P02); A100 (P02); A300 (P02); Design & Access Statement (dated January 2019); Basement Impact Assessment Report prepared by Soiltechnics Ltd (Reference No:STQ4636-BIA01, dated January 2019); Design and Access Statement prepared by KIMA Architecture and Interiors (Reference No: 1808, dated January 2019); Structural Engineers Report prepared by WCJ Ltd (dated February 2019); Letter regarding proposed drainage arrangements and change in impermeable surface area prepared by Soiltechnics Limited (Reference No. L-STQ4636_Rev A, dated 24 February 2020); Existing and proposed ground floor plan including indication of permeable area to garden (Reference No. A101_P03, dated 20 February 2020)

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 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the enlargement of an existing basement to the front of the property, the creation of a front and rear lightwell and a part replacement rear extension. The application site is located within the Dartmouth Park Conservation Area and also the area covered by the Dartmouth Park Neighbourhood Plan (2020).

The front lightwell would be sensitive to the bay form of the bay window at ground floor level. The lightwell would be closed with a grille over the top. Whilst most properties along this side of Croftdown Road do not have a front lightwell, there are several that do including the next door neighbour at no.17 Croftdown Road (granted under planning permission ref. 2015/6086/P). The creation of a lightwell would therefore not be out of character with the pattern of development.

The rear open lightwell would allow more light to enter the existing basement bedroom. It would be of a modest size and located in an existing area of hard standing therefore avoiding take up of garden space.

The excavation has been assessed against the criteria of policy A5 and is fully compliant. The basement would be fully underneath the footprint of the property (with the exception of two proportionate lightwells). A Basement Impact Assessment was submitted with the application and has undergone a satisfactory audit by Campbell Reith, the Council's independent engineer.

The rear extension would replace an existing lean to extension. It would be constructed in matching red brickwork to the main building and its fenestration would consist of French doors with traditional glazing bar detail at the top.

The extension would remain a subordinate extension to the large host building. It would be in-keeping with the pattern of rear development along this side of Croftdown Road where several properties have replaced their lean to additions with a larger and more contemporary extension. The scale of the extension would correspond exactly to the recently constructed extension at no.17 Croftdown Road. The detailed design including materials and fenestration would be sensitive to the character and period of the host building.

It is proposed to relocate the front entrance door from the south-west flank elevation to the front elevation of the existing side extension. The door would replace an existing window and would be of timber construction. Although it appears that no other properties have a door in this location, it would be substantially set back from the street and is not considered to have any harmful implications for how the building is perceived from the street.

The proposed works would increase the height and depth of the rear extension along the boundary with no.13 Croftdown Road. Given its modest depth as well as the substantial distance from the nearest neighbouring windows, the rear extension would not have any impact on neighbouring amenity.

Due to the proposal involving excavation in close proximity to a local school, a Construction Management Plan will be secured via a section 106. Given the proximity of the excavation to the public footway an Approval in Principle will also be secured by a section 106 to ensure the development does not impact

on the structural stability of the adjacent pavement.

One objection has been received concerning inaccuracy of drawings and the proposed incursion on neighbouring land. The development would be contained within the red line boundary shown on the site location plan. Party wall issues are not a planning matter however an advisory informative is attached to the permission. The planning history of the site has been taken into account when coming to this decision.

2

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

As such, the proposed development is in general accordance with policies A1, A5, D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3, DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 and title.

Daniel Pope
Director of Economy, Regeneration and Investment