

Application ref: 2019/4822/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**10 Glenmore Road
London
NW3 4DB**

Proposal:

Excavation to lower front part of existing basement floor and to extend it further to rear under house; alterations to the front garden to enlarge lightwell and instal new doors for basement floor; installation of replacement front garden wall with hedge; alterations to the rear/side elevations with reconfiguration of existing ground floor rear extension.

Drawing Nos: Site Investigation report by Connaughts dated 7.8.19; Ground Movement Assessment report by GEA issue 3 dated 23rd March 2020; Basement Impact Assessment by Structure Workshop ref 19029.R01.P2 dated 23.11.19; Planning Statement dated September 2019 by Boyer; GLR-X-100A, 101A, 102A, 200A, 201A, 202A, 203A, 300A, 301A; GLR-P-001A, 100A, 101B, 102A, 200A, 201C, 202A, 203C, 300D, 301A, 800

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- Site Investigation report by Connaughts dated 7.8.19; Ground Movement Assessment report by GEA issue 3 dated 23rd March 2020; Basement Impact Assessment by Structure Workshop ref 19029.R01.P2 dated 23.11.19; Planning Statement dated September 2019 by Boyer; GLR-X-100A, 101A, 102A, 200A, 201A, 202A, 203A, 300A, 301A; GLR-P-001A, 100A, 101B, 102A, 200A, 201C, 202A, 203C, 300D, 301A, 800

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

- 4 No development to the front boundary wall shall take place until full details of the new hedge and planters in the front garden have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 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.

- 7 The development shall be carried out in accordance with the methodologies, recommendations 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposed reconfiguring of the single storey side extension to the rear wing is minor in scope and considered to be acceptable in bulk, height and design, as it remains a subordinate side addition to the main house. The enlarged front lightwell with new metal access staircase and enlarged replacement timber glazed doors match others in the street, notably at no.6 nearby; in their revised form, they are acceptable in location, extent and design. As revised, the scheme now just replaces the front wall by a matching one with troughs to contain a replacement hedge; this is acceptable as it maintains the traditional character of garden boundary treatments along this street. Details of this landscaping in terms of the materials and planting will be secured by condition.

It is considered that the rear extension and the front façade and boundary alterations are acceptable in terms of size, height and design. They will not harm the appearance of the host property, the character of this row of houses and streetscene, and 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.

The excavation involves lowering the front part of existing basement floor to make it more habitable and to extend it rearwards under the main house. The overall size and footprint of the proposed excavation for the single storey basement with associated lightwell would comply with the requirements of Policy A5 on basements (parts f to m) in relation to dimensions, size, depth and location of excavation. The Basement Impact Assessment (BIA) has been

reviewed by the Council's consultant engineers and, after revisions, has been found to be acceptable in terms of impact on hydrology, hydrogeology and land stability and is considered to meet the criteria of CPG Basements. The Ground Movement Assessment demonstrates that ground movements and consequential damage to neighbouring properties and infrastructure will be within Category 1 of the Burland Scale. There is no change in impermeable site area due to the proposed development and there will be no impact to the wider hydrological environment. The BIA indicates that the property is not at risk of flooding; however the adjacent highway is indicated to be at low to medium risk of surface water flooding and the final design should incorporate standard flood risk mitigation measures. This will be secured by condition to ensure the basement excavation is carried out in accordance with the approved methodologies and recommendations.

Given the constrained nature of this terraced site and the scale of the excavation works, a Construction Management Plan (CMP) would be necessary to ensure the development can be implemented without having a detrimental impact on local amenity and transport conditions. A CMP implementation support contribution of £3,136 would also be required. Furthermore an Approval in Principle plus associated monitoring fee of £1,800 would be required to ensure the structural integrity of the adjoining public footway is not damaged by the proposed excavation works. All these matters would be secured via a S106 legal agreement.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

As such, the proposed development is in general accordance with policies A1, A3, A5, D1, D2, T3 and T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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
Director of Economy, Regeneration and Investment