

Application ref: 2020/2982/P
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Date: 4 December 2020

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

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www.camden.gov.uk/planning

OPEN London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Chalcot Gardens
London
NW3 4YB

Proposal: Lowering of lower ground floor by 1m, installation of crittal style windows to rear lower ground floor, formation of door to enlarged balcony at upper ground floor and installation of first floor side facing window.

Drawing Nos: 006-P5, 004-P9, 001-P8, Stages 1 and 2, Screening and Scoping for Basement Impact Assessment OL8 Rev B dated November 2020, 003-P3, 005-P8, 002-P6.

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 006-P5, 004-P9, 001-P8, Stages 1 and 2, Screening and Scoping for Basement Impact Assessment OL8 Rev B dated November 2020, 003-P3, 005-P8 & 002-P6

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

- 4 The critical elements of both permanent and temporary basement construction works shall be inspected, approved and monitored throughout their duration by the appointed John Caine Chartered Structural Engineer, to ensure compliance with the design which has been checked and approved by a building control body. 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 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment compiled by, John Caine dated November 2020 and the recommendation in the Campbell Reith Audit dated 03/12/2020

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 6 Prior to the end of the next available planting season, details of one replacement tree shall be submitted to and approved by the local planning authority in writing. The details should include replanting species, position, date and size as well as the dimensions of any tree pits within hard landscaping. Any replacement trees 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

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 and A3 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The existing lower ground floor would be lowered to provide increased floor to ceiling height. The visual impact of this would be limited. The window cills of the front bay would be dropped and the depth of lightwell increased, which would have minor impact on the host building. The addition of crittal style doors is considered acceptable due to the location at the rear to lower ground floor. The formation of a door at upper ground floor and the railing to the enlarged terrace would be in keeping with the architectural style of the building. A new window to the flank elevation would have no impact the appearance of the building.

The application site is located within an area with surface water flow and flooding. A screening and scoping assessment has been submitted and assessed by Campbell Reith and found to be in accordance with policy A5 and Camden planning guidance Basements (2019). The BIA therefore adequately demonstrates acceptable impact to the structural stability of neighbouring buildings, the structural, ground, or water conditions of the area and the general amenity of the area. The applicant has provided details of the appointed structural engineer and their responsibilities over the course of basement works. The appointee holds the required qualifications in accordance with policy A5. A compliance condition is imposed to ensure the works are carried out in accordance with these approved details.

The tree to be removed hold no townscape value and is located in a awkward position in relation to the building. A condition requiring a replacement tree is imposed to safeguard against the loss of mature vegetation.

The existing terrace would be enlarged at upper ground floor. This would not cause harmful overlooking given the position of the terrace in relation to neighbouring buildings and apertures. Overall there would be no undue harm to neighbouring amenity.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered. As such, the proposal is in general accordance with policies A1, D1, D2, A3, A5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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.

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