

Application ref: 2020/1698/P  
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Date: 12 February 2021

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Carver Farshi  
37 Alfred Place  
London  
London  
WC1E 7DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Oakhill Avenue**  
**London**  
**NW3 7RE**

Proposal: The formation of a basement level extension

Drawing Nos: 1903\_EX\_020, 1903\_EX\_100, 1903\_EX\_100, 1903\_EX\_101, 1903\_EX\_102, 1903\_EX\_103, 1903\_EX\_200, 1903\_EX\_201, 1903\_EX\_202, 1903\_EX\_203, 1903\_EX\_300, 1903\_PL\_010, 1903\_PL\_100, 1903\_PL\_101, 1903\_PL\_300, PL12174-01, 28373 / 6000 Rev 1, 28373/ 6100 Rev 1, General Notes, Proposed Basement, Assumed Construction Sequence, Ground Movement Assessment Stage 2 - Bulk Excavation (received 15 April 2020) Construction Method Statement Rev 2 September 2020, GEA Response, Site Investigation (received 10 September 2020) Ground Movement Monitoring Report, Basement impact assessment Audit Rev F1 (Received 10 February 2021) Letter from Price & Myers dated 12/02/2020

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 A5 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: Drawing Nos: 1903\_EX\_020, 1903\_EX\_100, 1903\_EX\_100, 1903\_EX\_101, 1903\_EX\_102, 1903\_EX\_103, 1903\_EX\_200, 1903\_EX\_201, 1903\_EX\_202, 1903\_EX\_203, 1903\_EX\_300, 1903\_PL\_010, 1903\_PL\_100, 1903\_PL\_101, 1903\_PL\_300, PL12174-01, 28373 / 6000 Rev 1, 28373/ 6100 Rev 1, General Notes, Proposed Basement, Assumed Construction Sequence, Ground Movement Assessment Stage 2 - Bulk Excavation (received 15 April 2020)  
Construction Method Statement Rev 2 September 2020, GEA Response, Site Investigation (received 10 September 2020)  
Ground Movement Monitoring Report, Basement impact assessment Audit Rev F1 (Received 10 February 2021)  
Letter from Price & Myers dated 12/02/2020

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

- 4 The development hereby approved must commence with a suitably qualified chartered engineer with membership of the appropriate professional body 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 carried out in accordance with the Letter from Price & Myers dated 12/02/2020 or any other such details 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.

Informative(s):

- 1 Reasons for granting permission.

This application relates to the formation of a basement level extension along the site's north eastern elevation. The proposed basement would cover an area of 61.4sqm, with a maximum excavation depth of 3.66m. The proposed basement area would serve as an ancillary plant and service room and would not be considered habitable living space (i.e. it would be ancillary and not provide habitable rooms).

Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. The proposed basement would comply with requirements (f) to (m) of policy A5, as it would not: comprise more than one storey; be built under an existing basement; exceed 50% of the garden; be more than 1.5 times the footprint of the host building in area; would not extend into the garden further than 50% of the depth of the host building; result in the loss of garden space or trees of townscape or amenity value.

The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. The BIA statement was produced by Price&Myers and Geotechnical and Engineering Associates. Following an initial review of the BIA, Campbell Reith confirmed that the document was generally comprehensive, and that the assessments in regard to hydrology and hydrogeology were accepted. However, additional information was required to address groundwater queries; inaccuracy between the BIA and Construction Method Statement; slope stability concerns.

The applicant's structural engineers provided updated documents that were considered acceptable. Campbell Reith issued their BIA audit report on 10th February 2021 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG Basements and would result in negligible impact to neighbours, the highway, and local ground conditions. A planning condition would be imposed requiring the applicant to ensure a qualified engineer inspects, approves and monitors the construction works.

- 2 Two objections were received from neighbouring properties and have been taken into account in the decision making process. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (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 A1, A5 and D2 of the Camden Local Plan 2017 and policies SD4 and SD5 of the Redington and Froggnal Neighbourhood Plan 2020. The proposed development

also accords with the London Plan 2016, Publication London Plan 2020; and the provisions of the National Planning Policy Framework 2019.

- 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