

Application ref: 2019/5484/P
Contact: Kristina Smith
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Date: 19 March 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
11 Park Village West
London
NW1 4AE

Proposal:

Excavation of basement level with rear lightwell underneath existing side garage addition and associated landscaping; replacement doors to front elevation of side addition

Drawing Nos:

SP101; SP02; S101; S102; S103; S104; S105; S201.1; S202; S203; S301; S302;
P100A; P101A; P102A; P103A; P104A; P105A; P201A; P202A; P203A; P301A;
P302A; P303; P100.1A; P101.1A; P201.1A; P401

Design and Access Statement (dated October 2019); Basement Impact Assessment (BIA) (including Appendixes) by QED Structures Limited, ref. 19-167, rev 01, dated 18/10/2019; Basement Impact Assessment (BIA) (including appendixes) by QED Structures Limited, ref. 19-167, rev 02, dated 19/07/2020; Basement Impact Assessment Report by Soiltechnics Ltd, ref. STR4808-BIA01, Rev 4, dated October 2020; Drawing 01 rev BIA1, Drawing 02 rev BIA3, Drawing 03 rev BIA3, Drawing 04 rev BIA1, Drawing 05 rev BIA2, Drawing 06 rev BIA2; Email correspondence contained within Appendix 3 of Basement Impact Assessment Audit ref 13398-29 - F1 (dated October 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
SP101; SP02; S101; S102; S103; S104; S105; S201.1; S202; S203; S301; S302; P100A; P101A; P102A; P103A; P104A; P105A; P201A; P202A; P203A; P301A; P302A; P303; P100.1A; P101.1A; P201.1A; P401

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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.

- 5 The development hereby approved shall be carried out strictly in accordance

with the BIA compiled by QED Structures Limited and the recommendations in the Campbell Reith Audit dated October 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.

Informative(s):

1 Reasons for granting permission

The proposal would see a basement constructed underneath the garage, a later side addition to the Grade II* listed host property. Over the course of the application, the proposal has been revised to minimise its visual presence to avoid a harmful impact on the setting of the listed building. The lightwell has been significantly reduced in size and is now covered with a grille and concealer with a planter to preserve the garden setting and to avoid introducing incongruous features such as guard railings.

Whilst the proposals would result in the minor loss of historic fabric associated with the creation of two internal openings, this impact is considered neutral and would not harm the historic significance of the listed building. Furthermore, officers welcome the benefit of improving the accessibility of the building for its current occupants without harming its significance. To the front elevation of the side extension, the existing metal garage doors would be replaced with panelled timber doors that match closely in style and appearance, preserving the appearance of the property.

The basement would be largely accommodated underneath the footprint of the existing garage and patio hardstanding above with some slight projection into the garden. It fully complies with the criteria of policy A5 in terms of scale, siting and impact on existing landscaping and garden character. A Basement Impact Assessment was submitted with the application and has undergone a satisfactory audit by Campbell Reith, the Council's independent engineer. The assessment confirms that damage to neighbouring structures and the listed host building can be limited to category 1 (very slight).

By virtue of its scale and location to the rear of the property, 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.

Special regard has also been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the works, the proposal is not considered to cause any

adverse impacts on the amenity of adjoining residential occupiers.

Given the excavation works involved, a Construction Management Plan (CMP) and associated Implementation Support Contribution of £3,136 will be secured in addition to an Impact Bond of £7,500. A highways contribution will also be secured in case of damage to the public highway during the works. All obligations will be secured by means of a section 106 agreement.

The CAAC initially objected to the proposal but withdrew their objection following revisions. 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, A5, C6, T4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.

- 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.

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
Chief Planning Officer