

Application ref: 2020/0715/P
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Date: 23 April 2021

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

John Pike
2 St Helen's Close,
Southsea,
Portsmouth,
PO4 0NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
39 Priory Road
London
NW6 4NN

Proposal:

Excavation of front garden for lightwell, erection of single storey rear extension at lower ground floor level following demolition of existing conservatory including installation of balustrade to the replacement ground floor roof terrace, rebuilding of garage and associated landscaping works to the rear.

Drawing Nos: XX-B1-DR-A-00201; XX-GF-DR-A-00201; XX-01-DR-A-201; XX-RF-DR-A-00201; 00101; 00102; 10102; 10201; 00301; 00302; 00305; 10301; 10302; 10305; 00401; 00402; 00403; 00404; 10401; 10402; 10403; 10404; 10602; Basement Impact Assessment Audit Commissioned by Campbell Reith dated March 2021; Basement Impact Assessment commissioned by LBHGO dated January 2020 and Factual Site Investigation Report Commissioned by ST Consult Environmental & Geotechnical dated 6th January 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: XX-B1-DR-A-00201; XX-GF-DR-A-00201; XX-01-DR-A-201; XX-RF-DR-A-00201; 00101; 00102; 10102; 10201; 00301; 00302; 00305; 10301; 10302; 10305; 00401; 00402; 00403; 00404; 10401; 10402; 10403; 10404; 10602; Basement Impact Assessment Audit Commissioned by Campbell Reith dated March 2021; Basement Impact Assessment commissioned by LBHGO dated January 2020 and Factual Site Investigation Report Commissioned by ST Consult Environmental & Geotechnical dated 6th January 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.

- 5 The brickwork of the proposed garage shall match the colour and texture of the existing building and the proposed garage door shall be timber.

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.

Informative(s):

- 1 Reasons for granting permission

The application seeks to excavate and extend the existing basement beneath the host building to form a front lightwell, demolition of the existing rear conservatory and the garage to the flank elevation and erection of a single storey garage of the same footprint and a single storey rear extension; installation of a glazed balustrade to the existing terrace to the rear ground floor and new hard and soft landscaping to the rear elevation. The proposed lightwell would give an internal floor to ceiling height of 2.5m, and the front lightwell would be 5.1m in width the proposed lightwell would following the shape of the front building line of the property. The newly formed basement external elevations would be finished in a design and material to match the upper floors.

Parts a & b of policy A5 of Camden Council's Local Plan require basement applications to demonstrate to the satisfaction of the local planning authority that the proposal would not cause harm to neighbouring properties, or the structural, ground, or water conditions of the area. A Basement Impact Assessment (BIA) was submitted with the scheme, this document was independently assessed by Campbell Reith, Camden Council's BIA Auditor. Upon review of the information provided, Campbell Reith is satisfied that the proposed works are compliant with policy and current regulations.

The modest proportions of the proposed front lightwell are considered to be such that they would comply with the remaining subsections of policy A5 of the Camden Local Plan, and CPG Basements (2021).

The proposed rear extension would replace the existing conservatory and being 2m deeper towards the rear garden, would be subordinate to the host dwelling in terms of bulk and mass. The proposed extension would be contained to the rear, at lower ground floor level and would not be visible from the public realm and constructed with appropriate materials to match the existing property. Given it replaces a similar sized structure, the extension is considered acceptable in design and appearance.

The demolition and construction of the proposed garage would be constructed with a footprint to match the existing. A condition would be attached for the garage to be constructed with matching brickwork and the proposed garage door should be timber to enhance the character and appearance of the wider South Hampstead Conservation Area.

The proposed glazed balustrade would be at ground floor level and due to the finishing height of the rear boundary wall would not be a visually obtrusive feature within the conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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 Highways team were consulted and given the scale of the proposed works, it is considered that a Construction Management Plan (CMP) would not be required in this instance.

The roof terrace is existing and so would not afford any new views into neighbouring habitable windows, The proposed extension would be of similar footprint to the existing extension being replaced as such, the proposed rear addition are not considered to have a detrimental impact in regards to daylight/sunlight nor would there be an impact with a sense of enclosure.

No objections were received following statutory consultation and the sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, D2, A1, A5 and A3 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan 2021 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 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer