

Application ref: 2020/5801/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

38 Chester Terrace
London
NW1 4ND

Proposal:

External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.

Drawing Nos: P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

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:

P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

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

- 4 Prior to the installation of any items of fixed plant associated with the development hereby approved, details of the plant machinery and a noise report shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The report should reference the proposed noise limits included in Table 5-1 of the environmental noise report dated 03 December 2020. A post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary.

Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with Policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any basement works, a final drainage design shall be submitted to and approved in writing by the local planning authority. The final drainage design shall be prepared in consultation with Thames Water or the relevant statutory undertaker and any mitigation measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any excavation works must be undertaken in accordance with the terms of the approved final drainage design.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Jomas Associates, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated April 2021.

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 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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, 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.
- 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer