

Application ref: 2020/4562/P  
Contact: Adam Greenhalgh  
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Date: 10 June 2021

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ian Wylie Architects  
17 Nottingham Street  
London  
W1U 5EW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**67 Gascony Avenue**  
**London**  
**NW6 4ND**

#### **Proposal:**

Erection of single storey side/rear extension, excavation to create additional basement floor and formation of rear lightwell, all for existing ground floor flat.

Drawing Nos: EX; 000, 001, 099, 100, 103, 110, 111, 120, 121, 122; P: 099, 100B, 103, 110, 111A, 120, 121, 122A, 130; TP000; Design & Access Statement; Basement Impact Assessment (Rev 2) by Site Analytical Services dated March 2021; Factual Report on Geotechnical Ground Investigation by Site Analytical Services dated February 2021; Letter from Martin Redston Associates dated 17/03/2021; Groundwise Utilities Report; Flood Risk Summary, Existing Drainage Plan (1-135-CCE-XX-XX-DR-C-001-A), Proposed Drainage Strategy (1-135-CCE-XX-XX-DR-C-002-B)

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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:  
P: 099, 100B, 103, 110, 111A, 120, 121, 122A, 130; Design & Access Statement; Basement Impact Assessment (Rev 2) by Site Analytical Services dated March 2021; Factual Report on Geotechnical Ground Investigation by Site Analytical Services dated February 2021; Letter from Martin Redston Associates dated 17/03/2021; Groundwise Utilities Report; Flood Risk Summary; Existing Drainage Plan (1-135-CCE-XX-XX-DR-C-001-A), Proposed Drainage Strategy (1-135-CCE-XX-XX-DR-C-002-B)

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

- 4 The basement development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents and supporting information hereby approved.

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, A1 and A5 of the London Borough of Camden Local Plan 2017.

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

- 6 Prior to commencement of development, the following documents shall be submitted to and approved by the Local Planning Authority, in writing. The development shall be undertaken and retained in accordance with the documents approved under this condition:

- a) A revised and updated Flood Risk & Drainage Statement, taking account of the local flood designations and policy requirements.
- b) Flood risk mitigation and coping measures, appropriate to the specific site/scheme and local area designation, and application of 300mm freeboard from the predicted extent of surface water flooding.

Reason: To reduce the rate of surface water run-off from the buildings and to limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, full details of the sustainable drainage system, including details to secure a discharge rate as low as 2l/s, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run-off rates approved by the Local Planning Authority. Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of development other than site clearance & preparation, details of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposed single storey rear extension, both replacing the existing rear one and adding a new side extension, would not be unduly harmful in terms of the appearance of the site and the visual amenity of the area. The proposed basement and rear lightwell would not be visible from the public domain or any

neighbouring properties and these would not impact upon the appearance of the site or the visual amenity of any surrounding occupiers.

The single storey side extension would align with the existing single storey rear wing, the single storey extension at the rear of the attached property (69 Gascony Avenue) and many other single storey elements at the rear of other properties in the terrace (for example at nos.63 and 75). It would have matching brick walls and, due to its alignment with other extensions, its height, design and appearance, it would be subordinate in size and appearance and would not harm the visual amenity of the area.

It would project marginally (500mm) beyond the adjoining single storey side extension at no. 65 Gascony Avenue. However, this depth of building beyond the extension at the side of no. 65 would not result in a significant loss of light or outlook. There would be a height differential between the two side extensions (with the application proposal approximately 1.4m above the extension at no. 65 at floor level and 1m above the height of the extension at roof level). However, the proposal has been sloped down to a height of 2.1m on the boundary with no.65 and the sloped roof would not rise over the glazed rooflights of the side extension of no. 65 and it would not result in a significant change of outlook or light within the extension.

The basement excavation would deepen the existing cellars to create additional habitable accommodation and would include a lightwell at the rear. These excavations would comply with the parameters set out in Local Plan policy A5 (Basements) and the proposed basement and lightwell would not harm the character or visual amenity of the site or any ecological features.

The submitted Basement Impact Assessment has been revised and reviewed by external consultants who have confirmed that there will be no adverse impacts on ground movements, land stability and local hydrogeological conditions. The proposed basement will be formed in London Clay, which is considered a suitable bearing stratum.

The site does not have a history of flooding and, due to the site levels, the new basement would be unlikely to flood. The principle of this development here is acceptable as it does not create a new self-contained basement flat. Nevertheless, as ancillary habitable accommodation is proposed in the basement, conditions regarding water efficiency and discharge rates are recommended. A condition regarding rainwater harvesting is also recommended in the interests of reducing water run-off rates and using water more efficiently.

As the proposal is for a secondary sitting room, a shower room and utility room, it is considered that the layout and internal conditions are satisfactory and that the quality of accommodation is acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 and D1 of the Camden Local Plan. The proposed development also accords with 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 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.
- 4 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](http://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.

Daniel Pope  
Chief Planning Officer