

Application ref: 2018/4795/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Studio 136 Architects Ltd
6 The Broadway
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
56 Platt's Lane
London
NW3 7NT

Proposal:

Creation of new basement storey to provide additional habitable accommodation, with new side lightwell plus associated windows and metal grille and with new windows to front elevation.

Drawing Nos: Site location plan; ST-17-56PLATTS- 00 rev E, 01 rev E, 02 rev E; proposed plans, proposed elevations, proposed sections (all dated 21.12.2020 and showing 500mm projection); Site Investigation and Basement Impact Assessment Report, Issue No 2 reference J20031 by GEA dated September 2020; Proposal for basement extension by SRB Structures (undated) received 10th November 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 policies 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- Site location plan; ST-17-56PLATTS- 00 rev E, 01 rev E, 02 rev E; proposed plans, proposed elevations, proposed sections (all dated 21.12.2020 and showing 500mm projection); Site Investigation and Basement Impact Assessment Report, Issue No 2 reference J20031 by GEA dated September 2020; Proposal for basement extension by SRB Structures (undated), received 10th November 2020.

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

- 4 The 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 basement floor accommodation hereby approved shall not be used as a separate Class C3 dwelling unit.

Reason: To ensure that the future occupation of the building does not adversely affect the immediate area by reason of noise, traffic congestion and on-street parking pressure etc, in accordance with policies A1 and T2 of the London Borough of Camden Local Plan 2017.

- 6 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 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 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).
- 2 Reasons for granting permission-

The scheme involves excavation of a new basement floor under most of the existing footprint of the house; it will not project beyond its rear or side facades, although a small narrow lightwell with grille will be added in the side passageway. The basement will be 2.5m deep; due to sloping topography, it will be only 1m below the level of the front driveway and thus is mainly exposed with 3 new windows in the front driveway elevation, while the rear will be subterranean under garden levels. The new basement will accommodate another bedroom with windows facing the front and another living space plus utility and plant rooms at rear with windows in a side lightwell. The new accommodation is entirely ancillary to the house and will not form a self-contained flat, to be secured by condition.

The proposed setback front driveway wall, as revised to be projecting out by 0.5m, will continue to appear as a solid plinth base to the house and would respect the proportions of the house and consistency of the overall building group here. The new small windows inserted within it are considered acceptable in number, design and location and will not harm the appearance of the house or streetscene. The narrow side lightwell is hidden under a garden level grille and hidden from public view and will have no external impact. 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.

The overall size, footprint and location of the proposed excavation for the single storey basement would comply with the requirements of Local Plan Policy A5 on basements (parts f to m) in relation to dimensions, size, depth and location of excavation, coverage of garden area and impact on trees. Notably, as it is almost entirely under the footprint of the house, there is no impact on the rear garden or trees.

The Basement Impact Assessment (BIA) has been resubmitted and revised to address the concerns raised by the Council's consultant engineers and is now found to be acceptable. Their conclusions are as follows.

The groundwater table is below the proposed basement level but seepages may be encountered during construction. Trial pits in advance of the main works will be undertaken to inform the temporary works groundwater control strategy. It is accepted that there are no adverse impacts to subterranean flows from the basement proposals. A revised ground movement and building

damage assessment predicts Categories 0 to 1 (Negligible to Very Slight) damage to neighbouring properties. It is accepted that there are no potential adverse impacts to or from flooding. The structural proposal contains an outline monitoring strategy. This can be developed at a later date as part of the party wall awards. Considering the updated information provided, the BIA meets the criteria of Camden Planning Guidance on Basements and the basement excavation will have no harmful impact in terms of land stability, hydrology and geology.

Historic England have advised that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an archaeological priority area, the proposed works are too small scale to result in a significant archaeological impact at this location, thus no conditions are necessary.

- 3 Due to their nature and scale, the excavation works will require a Construction Management Plan and associated Implementation Support Contribution of £3,136 and Impact Bond of £7,500, to be secured via a S106 legal agreement. There is no need for a highways contribution, given the space available within the front forecourt for the storage of materials etc. Given the distance of the new basement from the footway, there is likewise no requirement for a structural Approval In Principle for this development.

The proposals are 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, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies SD2, SD4, UD1 and UD2 of the draft Redington Froggnal Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 5 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer