

Application ref: 2020/0455/P
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Date: 28 July 2021

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

Phone: 020 7974 4444

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

Design Solutions
561 Finchley Road
London
NW3 7BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Flat A. 8 Fawley Road
London
NW6 1SH**

Proposal:

Erection of single storey basement and 2x front lightwells
Drawing Nos: 011 Rev.01; 012 Rev.02; 021 Rev.02 (existing sections); 022 Rev.01;
111 Rev.04; 112 Rev.03; 021 Rev.03 (proposed sections); 122 Rev.03; 123 Rev.02;

Basement Impact Assessment (BIA) report ref. 19/30896-2 by Site Analytical Services Ltd dated November 2019; Ground Movement Assessment (GMA) ref 134910/R0 by Fairhurst, dated January 2020; Basement Impact Assessment Addendum ref. 19/30896 by Site Analytical Services Ltd dated July 2020; Basement Calculations by Martin Redston Associates; Letter from Fairhurst, ref 134910/FH/14-19-20 dated 14 September 2020 and Basement Impact Assessment audit Rev. F1 by Campbell Reith dated March 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

011 Rev.01; 012 Rev.02; 021 Rev.02 (existing sections); 022 Rev.01; 111 Rev.04; 112 Rev.03; 021 Rev.03 (proposed sections); 122 Rev.03; 123 Rev.02;

Basement Impact Assessment (BIA) report ref. 19/30896-2 by Site Analytical Services Ltd dated November 2019; Ground Movement Assessment (GMA) ref 134910/R0 by Fairhurst, dated January 2020; Basement Impact Assessment Addendum ref. 19/30896 by Site Analytical Services Ltd dated July 2020; Basement Calculations by Martin Redston Associates; Letter from Fairhurst, ref 134910/FH/14-19-20 dated 14 September 2020 and Basement Impact Assessment audit Rev. F1 by Campbell Reith dated March 2021.

Reason:

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

- 3 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment (BIA) report ref. 19/30896-2 by Site Analytical Services Ltd dated November 2019 and its related documents.

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 London Borough of Camden Local Plan 2017.

- 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.

Informative(s):

1 Reasons for granting permission:

The proposal would include a single storey basement under the footprint of the main house which occupies half the depth of the host property. The extension will create additional living accommodation for the existing ground floor flat. The basement is expressed externally by two front lightwells under the bay windows which are flush and covered in a black metal grill. They are modest in scale, retain a reasonable front garden and the proposal complies with the criteria set out in CPG basements. It is noted that the front of the site is enclosed by a low brick wall and dense vegetation and given this screening and scale/siting of the lightwells that views of them will be limited from the street.

The proposed is considered acceptable in terms of its siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, street and conservation area.

A basement Impact Assessment (BIA) was submitted and independently audited by Campbell Reith in accordance with basement policy A5. It demonstrated that the proposals would not cause harm to neighbouring properties, structural, ground or water conditions of the area. The appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works will be secured by a pre-commencement condition

Given the detailed design, siting and scale of the lightwells which are the only external expressions, the development is not considered to harm the amenity of neighbouring properties in terms of loss of light, privacy, overlooking or a sense of enclosure.

The Council's Highways team raised no objection subject to a construction management plan and its associated monitoring fee being secured by a S106 legal agreement. These are required due to the amount of basement excavation.

One objection was received during the statutory consultation period and duly taken into consideration. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A5, D1, D2 and T2 of the Camden Local Plan 2017. The proposed development also accords with 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 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) 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.

- 5 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



Daniel Pope

Chief Planning Officer