

Application ref: 2021/0253/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 2 September 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

Archplan
1 Millfield Place
London
N6 6JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
118 St Pancras Way
London
NW1 9NB

Proposal:
Lowering and rear extension of basement, alterations to existing rear extension and erection of glazed walling/roof at ground floor level above proposed rear basement extension.

Drawing Nos: Location Plan PW/20, PW01, PW02, PW03, PW04, PW06, PW07, PW08, PW10, PW11, PW12, PW13, PW14, PW15, PW16
Listed Building/Heritage and Design & Access Statement
Basement Impact Assessment (and Ground Movement Assessment) (079558-CUR-XX-RP-GE-ZZ-02 Rev 2 - Curtins 19/08/2021)

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 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 drawings/documents:

Location Plan PW/20, PW01, PW02, PW03, PW04, PW06, PW07, PW08, PW10, PW11, PW12, PW13, PW14, PW15, PW16
Listed Building/Heritage and Design & Access Statement
Basement Impact Assessment (and Ground Movement Assessment) (079558-CUR-XX-RP-GE-ZZ-02 Rev 2 - Curtins 19/08/2021)
Basement Impact Assessment Audit 13398-94 F1 (Campbell Reith - September 2021)

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 basement development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (and Ground Movement Assessment) (079558-CUR-XX-RP-GE-ZZ-02 Rev 2 - Curtins 19/08/2021) and Basement Impact Assessment Audit 13398-94 F1 (Campbell Reith - September 2021) 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.

Informative(s):

1 Reasons for granting permission:

118 St Pancras Way is a three storey terraced building with a basement and single storey rear wing on the north side of St Pancras Way, opposite College Gardens.

The building is listed at Grade II, as part of the terrace of listed dwellings and shop units that run from 108 to 132 (even nos.) St Pancras Way. The building also falls within the Jeffrey's Street Conservation Area.

The statutory listing notes that the properties have stuccoed basements. The rear of the building has a largely rebuilt closet wing which was subject to an earlier planning approval to insert new windows and infill brickwork. The basement at low level has a very small lightwell to give some light to the rear basement room, and the rear terrace area has a high wall to No 120 St Pancras Way which encloses a large fully glazed rear extension.

Above basement level the house is fairly intact as originally built, with traditional sash windows and stock brick and gauged brick arches

The planning application is submitted alongside a concurrent Listed Building Consent application 2021/0831/L for the works. The effects on the architectural and historic character of the Listed Building are considered under this application.

4.8m in depth, the proposed ground floor rear extension would align with the rear extensions at the immediately neighbouring properties, no. 116 and 120 St Pancras Way (The extension at no. 116 was permitted under planning permission 2013/1280/P on 02/04/2013).

The critical steel frame windows and door in the rear elevation of the proposed ground floor rear extension would be of a traditional appearance and would not harm the character or appearance of the Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 proposed works would not result in the loss of amenity for any neighbouring occupiers. The ground floor rear extension would be screened from no. 116 St Pancras Way by the existing closet wing at the application site and the boundary wall with no. 120 would prevent a loss of light or privacy at this property. Given the size and lightweight design of the rear extension it

would not result in any harm to the visual amenity of any neighbouring properties.

The basement excavation/enlargement would comply with the parameters set out in policy A5 (Basements) in the Local Plan and the proposed basement would not harm the character or visual amenity of the site or any green/ecological interests.

The impacts on adjoining properties, the application property, hydrogeological and hydrological conditions, slope stability land stability and local ground and surface water conditions have been assessed in accordance with policy A5 and the proposals have been assessed not to impair ground or hydrogeological conditions.

The basement would comprise ancillary residential accommodation and no new dwelling would be formed which would be vulnerable to flood risk.

No objections have been received from any neighbouring addresses. The site planning history and the planning history of the neighbouring properties have been taken into account in the assessment of the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 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.

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 2021.

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