

Application ref: 2020/5883/P
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Date: 19 November 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

Savills UK Ltd
Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**25 John's Mews
London
WC1N 2NZ**

Proposal:

Erection of basement extension and installation of ventilation riser at roof level
Drawing Nos: A001 Rev.A; A002 Rev.A; A003 Rev.A; A004 Rev.A; A005 Rev.A; A011 Rev.A; A012 Rev.A; A021 Rev.A; A022 Rev.A; A103 Rev.A; A104 Rev.A; A105 Rev.A; A111; A112; A121 Rev.A; A122 Rev.A; A-1100 Rev.D; A-2100 Rev A;

2012-RP-XX-00-DR-S-203_PO4; 2012-RP-XX-01-DR-S-204_PO4; 2012-RP-XX-02-DR-S-205_PO4; 2012-RP-XX-B1-DR-S-202_PO4; 2012-RP-XX-ZZ-DR-S-101_P03; 2012-RP-XX-ZZ-DR-S-102_PO4; 2012-RP-XX-ZZ-DR-S-103_PO4; 2012-RP-XX-ZZ-DR-S-104_PO4; 2012-RP-XX-ZZ-DR-S-105_PO4; 2012-RP-XX-ZZ-DR-S-106_PO4; 2012-RP-XX-ZZ-DR-S-107_PO4; 2012-RP-XX-ZZ-DR-S-108_PO4; 2012-RP-XX-ZZ-DR-S-110_PO4; 2012-RP-XX-ZZ-DR-S-120_PO4; 2012-RP-XX-ZZ-DR-S-301_PO4; 2012-RP-XX-ZZ-DR-S-302_PO4; 2012-RP-XX-ZZ-DR-S-401_PO4; Basement Impact Assessment Issue 002 dated June 2021 by Ross & Partners and Basement Impact Assessment Audit Rev.F1 Dated July 2021 by Campbell Reith.

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:

A001 Rev.A; A002 Rev.A; A003 Rev.A; A004 Rev.A; A005 Rev.A; A011 Rev.A; A012 Rev.A; A021 Rev.A; A022 Rev.A; A103 Rev.A; A104 Rev.A; A105 Rev.A; A111; A112; A121 Rev.A; A122 Rev.A; A-1100 Rev.D; A-2100 Rev A;

2012-RP-XX-00-DR-S-203_PO4; 2012-RP-XX-01-DR-S-204_PO4; 2012-RP-XX-02-DR-S-205_PO4; 2012-RP-XX-B1-DR-S-202_PO4; 2012-RP-XX-ZZ-DR-S-101_PO3; 2012-RP-XX-ZZ-DR-S-102_PO4; 2012-RP-XX-ZZ-DR-S-103_PO4; 2012-RP-XX-ZZ-DR-S-104_PO4; 2012-RP-XX-ZZ-DR-S-105_PO4; 2012-RP-XX-ZZ-DR-S-106_PO4; 2012-RP-XX-ZZ-DR-S-107_PO4; 2012-RP-XX-ZZ-DR-S-108_PO4; 2012-RP-XX-ZZ-DR-S-110_PO4; 2012-RP-XX-ZZ-DR-S-120_PO4; 2012-RP-XX-ZZ-DR-S-301_PO4; 2012-RP-XX-ZZ-DR-S-302_PO4; 2012-RP-XX-ZZ-DR-S-401_PO4;

Basement Impact Assessment Issue 002 dated June 2021 by Ross & Partners and Basement Impact Assessment Audit Rev.F1 Dated July 2021 by Campbell Reith.

Reason:

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

- 3 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.

- 4 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment Issue 002 dated June 2021 by Ross & Partners and the recommendations in the Basement Impact Assessment Audit Rev.F1 Dated July 2021 by Campbell Reith.

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 Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

This site is a grade II listed building built in 1903 within the Bloomsbury Conservation Area. The proposal would include a single storey basement under the footprint of the main house, it is noted that the site has an existing small scale basement. The extension will create additional living accommodation for the existing dwellinghouse. The basement complies with the criteria set out in CPG basements. The basement is not expressed externally so it is not considered to harm the appearance of the host property, streetscene or Bloomsbury Conservation Area.

Following feedback from the Council's Conservation team the method of basement construction was revised to mitigate its impact on the historic fabric of the listed building. The proposal also includes the installation of ventilation riser at roof level, which is small scale and not visible from the streetscene. Minimal intervention is required and it is not considered to result in a significant loss of historic fabric.

Overall it is considered that due its siting, design, materials and scale, the proposal will not detract from the character and appearance of the listed host building or the Conservation area.

The proposal is not considered to cause harm to the grade II building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the proposal and does not object.

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 that the basement is not expressed externally and the siting and scale of the ventilation riser, 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 the following obligations being secured by a S106 legal agreement: a construction management plan, CMP associated monitoring fee, Construction Impact Bond and Approval in Principle with its associated fee. These are required due to the amount of basement excavation and siting.

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

Special regard has been given to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, A5, D1, D2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 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.

- 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer