

Application ref: 2020/5932/P
Contact: Nathaniel Young
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Date: 8 December 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

Neiheiser Argyros
59 Lonsdale Road
Ground Floor
London
NW6 6RA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
29 Steele's Road
London
NW3 4RE

Proposal:

Lowering of the ground floor beneath rear conservatory and replacement of the lower ground floor side entrance door.

Drawing Nos: Basement Impact Assessment ref 20073/R1/BC/RevP6 by Constant Structural Design; Letter from H Fraser Consulting dated 20 July 2021 ref 30557L1; OS Plan A0.0 rev0; Existing and proposed plans A1.0 rev0; Existing & proposed side elevations A3.0 rev0; Existing longitudinal section A2.0 rev 0; A2.1 Proposed Longitudinal section.

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 :

Basement Impact Assessment ref 20073/R1/BC/RevP6 by Constant Structural Design; Letter from H Fraser Consulting dated 20 July 2021 ref 30557L1; OS Plan A0.0 rev0; Existing and proposed plans A1.0 rev0; Existing & proposed side elevations A3.0 rev0; Existing longitudinal section A2.0 rev 0; A2.1 Proposed Longitudinal section.

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

- 3 The works of excavation and floor lowering hereby approved shall be carried out in accordance with the recommendations and methodologies set out in the Basement Impact Assessment by Constant Structural Design and supporting information from H Fraser, 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to lower the floor level of the existing rear conservatory by 300mm, requiring excavations to approximately 800mm below ground level and underpinning of the Party Wall. The submitted documents include a Basement Impact Assessment (BIA) which was revised in response to queries from the Council's independent engineers. A Ground Movement Assessment (GMA) has been undertaken to demonstrate that ground movements and consequential damage to neighbouring properties will be within the policy requirements, limiting damages at neighbouring properties to not exceed Category 1 of the Burland Scale as required by the CPG for basements. Condition 3 would ensure that the development is undertaken in accordance with the methodologies in the approved BIA.

The lowered floor level and the replacement of the lower ground floor side entrance door would have no significant impact on the appearance of the host property or the ETON Conservation Area (CA). The Eton CA Advisory Committee have raised no objection to the development.

Once complete, the development would have no impact on the amenity of neighbours.

The planning history of the site and surrounding area were taken into account.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies A1 (Amenity), A5 (Basements), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 2 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.
- 3 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.

- 4 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).

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.

Daniel Pope
Chief Planning Officer