

Application ref: 2021/0095/P  
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Date: 21 January 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Alexandra von Peltz Limited  
Pound House  
62a Highgate High Street  
London  
N6 5HX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**89A Gloucester Avenue  
London  
NW1 8LB**

Proposal:

Alterations to rear fenestration, enlargement of the lower ground floor vault, including installation of walk-over rooflight, structure to lower ground floor and alterations to front paving area.

Drawing Nos: 1013\_AVP\_EL\_PROPOSED, 1013\_AVP\_GA\_EXISTING,  
1013\_AVP\_EL\_EXISTING, 1013\_AVP\_GA\_PROPOSED-01, 1013\_AVP\_SE\_BB\_P01,  
1013\_AVP\_SE\_PROPOSED\_AA\_P02, 1013\_AVP\_SE\_EXISTING\_AA, BIA prepared  
by Constructure Ref. 2163.

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 if in CA] 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 1013\_AVP\_EL\_PROPOSED, 1013\_AVP\_GA\_EXISTING, 1013\_AVP\_EL\_EXISTING, 1013\_AVP\_GA\_PROPOSED-01, 1013\_AVP\_SE\_BB\_P01, 1013\_AVP\_SE\_PROPOSED\_AA\_P02, 1013\_AVP\_SE\_EXISTING\_AA, BIA prepared by Constructure Ref. 2163.

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

- 4 The appointed qualified engineers shall 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. 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 development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment and other relevant documents 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 policy A5 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed basement excavation is discussed fully below. In design and conservation terms, the only external manifestations, visible from the street scene, would be a change in front step material; a walk-on skylight; and a new boundary treatment and bin store which would obscure the new rooflight. This is considered acceptable and in-keeping with other properties along Gloucester Avenue, including the immediate adjoining property No. 91, a long with other nearby properties such as Nos. 85, 99 and 109.

To the front it is proposed to erect a bike and bin store which is considered to be of appropriate size and materials. It would be hidden from the streetscene

by the proposed boundary treatment which comprises of a planter and hedge, appropriate for the townscape in this location. The new iron balustrade to the front is acceptable in its material and form. It is also proposed to replace the steps to the front lightwell with quality limestone steps which are considered acceptable.

There would be new aluminum framed windows and doors to existing openings to the rear lower and upper ground floor level. The new aluminium framed sliding doors at lower ground floor level and the enlarged window opening at ground floor level are considered acceptable alterations that, by virtue of their nature and location, would not detract from the character or appearance of the conservation area.

The proposal includes the enlargement of the existing coal vault beneath the front garden. The excavation would provide an addition of approximately 16m<sup>2</sup> of additional residential floorspace. There is no new basement floor as such under the house but rather than an extension to the front vaults under the front garden.

A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with subsequent information provided by the author of the BIA during the course of the application. The Audit confirms that the proposed basement development will not adversely impact on neighbouring properties and the natural environment of the site.

A construction sequence has been presented and accepted. The Audit confirms that the anticipated extent of structural damage has been categorised as '0' or 'negligible' on the Burland Scale. It also confirms that there will be no adverse effects from subterranean water flows, surface flooding or slope stability.

The Audit confirms that the BIA has adequately identified the potential impacts of the proposed basement construction and proposes sufficient mitigation.

The proposal involves excavation within close proximity to the footway directly adjacent to the site. To ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations, the applicant would be required to submit an 'Approval In Principle' (AIP) report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement obligation which would be secured by a S106 agreement.

No objections were received prior to making this decision. The CAAC withdrew their request for additional details of the bin store following a review of the revised drawings which lowered the bin store to 1.2m the minimum height possible. 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 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, A5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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](http://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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer