

Application ref: 2020/1667/P  
Contact: Obote Hope  
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Date: 3 March 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

GPAD LONDON LTD  
130 Old Street  
London  
EC1V 9BD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**17 Wadham Gardens  
London  
NW3 3DN**

Proposal:

Removal of existing car lift in front of house with conversion of the basement car parking area to ancillary residential space, formation of 2 x lightwells with metal grills at side of house and two skylights with walk-on glass at front of house.

Drawing Nos: 666-PL1-00-000; 666-PL2-10-099 P1; 666-PL2-10-100 P1; 666-PL2-10-200 P1; 666-PL2-10-201 P1; 666-PL2-10-300 P1; 666-PL2-10-301 P1; 666-PL2-00-301 P1; 666-PL2-00-099 P1; 666-PL2-00-100; 666-PL2-00-200 P1; 666-PL2-00-300 P1; Basement Impact Assessment commissioned by Pringuer-James Consulting Engineers dated June 2020; Design and Access Statement commissioned by GPAD Architecture and Design and Basement Impact Assessment Audit commissioned by Campbell Reith 13398-36

Revision: F1 dated February 2022.

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: 666-PL1-00-000; 666-PL2-10-099 P1; 666-PL2-10-100 P1; 666-PL2-10-200 P1; 666-PL2-10-201 P1; 666-PL2-10-300 P1; 666-PL2-10-301 P1; 666-PL2-00-301 P1; 666-PL2-00-099 P1; 666-PL2-00-100; 666-PL2-00-200 P1; 666-PL2-00-300 P1; Basement Impact Assessment commissioned by Pringuer-James Consulting Engineers dated June 2020; Design and Access Statement commissioned by GPAD Architecture and Design and Basement Impact Assessment Audit commissioned by Campbell Reith 13398-36  
Revision: F1 dated February 2022.

Reason:

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

- 3 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.

- 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 constructed in accordance with the method and recommendations set out in the following documents: Basement Impact Assessment for Proposed Lightwells (Pringuer James Consulting Engineers - June 2020) and the recommendations set out in Campbell Reith's audit report revision 13398-36 F1 dated February 2022.

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.

- 6 Prior to commencement of the development, details of the paving to be used for the replacement hard surface and the walk-on glass for the new skylights at the front of the site shall be submitted to and approved by the Local Planning Authority, in writing. The paving and walk-on glass approved under this condition shall be installed and permanently retained thereafter.

Reason: In the interests of the appearance of the townscape and the character and appearance of the Conservation Area, in accordance with policies D1 and D2 of the London Borough Of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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](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', written in a cursive style.

Daniel Pope  
Chief Planning Officer