

Application ref: 2020/0630/P
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Date: 24 February 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

www.camden.gov.uk/planning

GL Studio
81A Lordship Park
London
N16 5UP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Daleham Gardens
London
NW3 5DA**

Proposal:

Excavation of basement extension under part of existing property including installation of side lightwell and railings.

Drawing Nos: E200, P200, E1-LG, P1-LG, E300, P300, Basement Impact Assessment Audit 13398-76 Rev F1, Ground Investigation Report and Basement Impact Assessment 10409/JRCB_Rev1, Construction Method Statement MBP-7770- November 2019

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: E200, P200, E1-LG, P1-LG, E300, P300, Basement Impact Assessment Audit 13398-76 Rev F1, Ground Investigation Report and Basement Impact Assessment 10409/JRCB_Rev1, Construction Method Statement MBP-7770-November 2019

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 policies 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the excavation of a basement floor beneath part of the existing footprint of the property including a small lightwell to the side elevation. The host property already has an existing half-height cellar area which the current proposals would be seeking to excavate further down for an area of approx. 42 sqm to create proper headroom for an additional bedroom and bathroom. The proposed side lightwell would have an area of approx. 4sqm.

The application includes a Basement Impact Assessment (BIA) which has been reviewed by the Council's independent auditors for basements. The final BIA audit confirms that the proposed basement complies with the Council's policies and supplementary guidance on basements and would not cause harm to the structural stability of the host and neighbouring properties nor would it impact upon slope stability or hydrological and hydrogeological conditions. Furthermore, the proposed basement and lightwell would occupy a relatively small section of the existing building and is therefore considered to comply with

the size and location requirements stipulated in Policy A5 of the Local Plan. As such the basement is considered to have a minimal impact on, and be subordinate to, the host building and property.

The only external manifestation of the proposed works would be the small lightwell, railings and window which would all be located on the existing side elevation and screened from view by the existing fencing at the site. Therefore, given their minor scale and limited visibility, the proposed external alterations are not considered to cause harm to the character and appearance of the host property and surrounding conservation area.

It is noted that the proposals include the removal of a small young tree sapling to the side of the property which cannot be seen from the street and is not considered to make any significant contribution to the character of the conservation area. As such, no objection is raised to its removal.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, A5 and A1 of the Camden Local Plan 2017, The London Plan 2021 and 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 name of the signatory.

Daniel Pope
Chief Planning Officer