

Application ref: 2019/1458/P
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Date: 9 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

Jas Bhalla Architects
Unit 03, Hopyard Studios
13 Lovibond Lane
London
SE10 9FY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat A
19 Camden Park Road
London
NW1 9AX

Proposal:

Erection of a single storey rear extension to the lower ground floor flat.
Drawing Nos: A102, A101, A104, A301, A204, A103, A203, A302, A201, A303, A001, A305.

Desk Study & Preliminary Basement Impact Assessment (Screening & Scoping)
Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 1.1, dated 15 November 2019. Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 1.1, dated 1 October 2020, Construction Method Statement by Mint Structures, ref. M19128/LS, revision B, dated October 2020, Construction Method Statement by Mint Structures, ref. M19128/LS, revision C, dated February 2021, Flood Risk Assessment and SUDS Strategy by Jomas Associates Ltd, ref. P1675J1537, version 2.0 dated 20 February 2021, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 2.0, dated 17 February 2021, Ground Movement Assessment by Jomas Associates Ltd, ref. P1675J1537/SC, status: first issue, dated 21 December 2020, Utility Assessment by Jomas Associates Ltd, ref. P1675J1537, version 1.0 dated 10 February 2021.

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 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

A102, A101, A104, A301, A204, A103, A203, A302, A201, A303, A001, A305.

Desk Study & Preliminary Basement Impact Assessment (Screening & Scoping) Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 1.1, dated 15 November 2019. Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 1.1, dated 1 October 2020, Construction Method Statement by Mint Structures, ref. M19128/LS, revision B, dated October 2020, Construction Method Statement by Mint Structures, ref. M19128/LS, revision C, dated February 2021, Flood Risk Assessment and SUDS Strategy by Jomas Associates Ltd, ref. P1675J1537, version 2.0 dated 20 February 2021, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd, ref. P1675J1537/SRC, version 2.0, dated 17 February 2021, Ground Movement Assessment by Jomas Associates Ltd, ref. P1675J1537/SC, status: first issue, dated 21 December 2020, Utility Assessment by Jomas Associates Ltd, ref. P1675J1537, version 1.0 dated 10 February 2021.

Reason:

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

- 4 The critical elements of both permanent and temporary basement construction works shall be inspected, approved and monitored throughout their duration by the appointed Chartered Structural Engineer Luke Smith from Mint Structures, 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 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 produced by Jomas Associates with relevant documents dated March 2021 and audited by Campell Reith dated April 2021

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 proposed extension would be full width and wrap around the existing rear closet wing. This is considered acceptable as the location at rear lower ground floor reduces the appearance of bulk and mass. The extension would be clearly subordinate to the host building in terms of scale and height. The extension would be constructed in a light coloured brick which would provide an acceptable contrast with the existing London Stock brick of the host building. A reasonably sized rear garden would be retained following the development. The location of the extension at rear lower ground floor would ensure that it would not be readily visible from the public realm.

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 2013.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. The proposed basement would comply with requirements (f) to (m) of CPG Basements.

The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered.

Campbell Reith issued their BIA audit report in April 2021 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG Basements and would result in negligible impact to the host building and neighbouring buildings. The applicant has submitted details of a qualified engineer who will 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. The submitted details and appointment confirm that the chartered structural engineers have

the relevant qualifications which comply with the requirements of Camden Planning Guidance, including CEng and MIStructE.

The location of the extension at lower ground floor, largely contained by neighbouring boundary treatments limits any impact to residential amenity. As a result of the location of the extension there would not be an impact to the amount of light entering any neighbouring windows.

The basement excavation is not significant but the site is directly adjacent to a cycle lane and bus lane on Camden Park Road as part of the Camden Park Road and Torriano Bus and Cycle Lane and Road Safety Improvement Scheme, which will also be available to cycles and taxis. This means that the 8 parking bays in front of the bus stop on the southern side of the road will be removed. There will be limited places for construction vehicles to load and unload. Therefore a CMP and CPM bond would be required for this development.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D2 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 printed name and title of the signatory.

Daniel Pope
Chief Planning Officer