

Application ref: 2020/5976/P
Contact: Adam Greenhalgh
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Date: 7 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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6 The Broadway
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MIDDLESEX
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

29A Gondar Gardens
London
NW6 1EP

Proposal:

Extension of existing basement for ground/basement flat, formation of new front and central lightwells.

Drawing Nos: ST_FEB 22_29GON_: 001 C, 002 C, 003 C, 004 C, 005 C,
ST_DEC20_29GON_005, Flood Risk Assessment (Star Design Solutions - December 2020), Geotechnical Interpretative Report and Ground Movement Assessment (Maund Geo-Consulting July 2021), Geotechnical Factual Report (Maund Geo-Consulting July 2021), Basement Impact Assessment Rev 2 (Croft Structural Engineers - 12/01/2022)

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 drawings/documents:

ST_FEB 22_29GON_: 001 C, 002 C, 003 C, 004 C, 005 C,
ST_DEC20_29GON_005, Flood Risk Assessment (Star Design Solutions - December 2020), Geotechnical Interpretative Report and Ground Movement Assessment (Maund Geo-Consulting July 2021), Geotechnical Factual Report (Maund Geo-Consulting July 2021), Basement Impact Assessment Rev 2 (Croft Structural Engineers - 12/01/2022), Campbell Reith Basement Impact Audit - 13693-14 F1 March 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 if in CA] 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(if in CA) 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 Rev 2 (Croft Structural Engineers - 12/01/2022),
Basement Impact Assessment Audit - 13693-14 F1 (Campbell Reith - March 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.

Informative(s):

1 Reasons for granting permission:

The application relates to the basement which sits under part of the ground floor of the building and can be accessed by way of internal stairs from the ground floor flat and also a front lightwell/external stairs.

The proposal to extend the basement so that it occupies the footprint of the main building and has a front and central lightwell would not harm the character or visual amenity of the area or the amenity of any neighbouring occupiers.

At the front the proposal has been amended such that a front lightwell across half of the frontage would serve the bedroom at the front of the basement while surface level space for bins would be retained at the very front of the site (similar to neighbouring sites in Gondar Gardens) for bins. The lightwell in front of the basement, with the surface level bin storage area in front would be in keeping with neighbouring sites and would not harm the appearance of the streetscene. The Gondar Residents Association initially objected to the proposals on the grounds of the lack/inadequacy of a bin store area. However, the aforementioned arrangements would enable the retention of a sufficient bin store area for the building.

The proposal has also been amended by way of a change from the provision of two bedrooms at the rear of the proposed basement to an office and a gym. This change was undertaken following concerns raised with regard to the poor level of daylight which would be obtained in the rooms. Given that the basement would provide additional rooms ancillary to the main living accommodation on the ground floor (in addition of an additional bedroom which would be served by a 1.25m x 2.8m lightwell), it is considered that overall, the ground floor/basement flat would provide satisfactory living conditions.

The basement excavation and lightwell at the rear would comply with the parameters set out in policy A5 (Basements) in the Local Plan and the proposed basement and lightwell would not harm the character or visual amenity of the site or any green/ecological interests.

The impacts on land stability and local ground and surface water conditions have been assessed in accordance with policy A5 and the proposals have been assessed not to impair ground or hydrogeological conditions.

The site is located in Flood Zone 1 (low risk of flooding) on the Environment Agency Flood Map and the street does not have a history of flooding. The Flood Risk Assessment which has been submitted demonstrates that there would be no undue risk of flooding of the basement. The Lead Local Flood Authority has raised no objections to the proposal.

The site planning history has been taken into account in the assessment of the application. No objections were received following statutory consultation on the application.

As such, the proposed development is in general accordance with policies A1,

A5 and D1 of the Camden Local Plan. 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, 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer