

Application ref: 2021/3722/P
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Date: 10 August 2022

Development Management
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London Borough of Camden
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Polysmiths
27 Lady Somerset Road
London
NW5 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**27 Lady Somerset Road
London
NW5 1TX**

Proposal:

Erection of a single storey rear extension at lower ground floor level (with partial excavation of rear garden ground levels) and alterations to front lower ground floor windows.

Drawing Nos: 210723_LSR-201, 210723_LSR-101, 210723_LSR-211, 210723_LSR-212, 210723_LSR-213, 210723_LSR-220, 210723_LSR-221, 210723_LSR-222, 210723_LSR-301, 210723_LSR-223, 210723_LSR-224, 210723_LSR-225, 210723_LSR-302, 210723_LSR-303, 210723_LSR-304, 210723_LSR-311, 210723_LSR-312, 210726_LSR-100, 210723_LSR-402, 210723_LSR-313, 210723_LSR-314, 210723_LSR-315, 210723_LSR-316, 210723_LSR-401; Basement Impact Assessment ref 7285 Revision A dated 8 July 2021 by Blue Engineering; Basement Impact Assessment ref CGE/16661 Revision 2 dated 22 June 2022 by CGL

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:

210723_LSR-201, 210723_LSR-101, 210723_LSR-211, 210723_LSR-212, 210723_LSR-213, 210723_LSR-220, 210723_LSR-221, 210723_LSR-222, 210723_LSR-301, 210723_LSR-223, 210723_LSR-224, 210723_LSR-225, 210723_LSR-302, 210723_LSR-303, 210723_LSR-304, 210723_LSR-311, 210723_LSR-312, 210726_LSR-100, 210723_LSR-402, 210723_LSR-313, 210723_LSR-314, 210723_LSR-315, 210723_LSR-316, 210723_LSR-401; Basement Impact Assessment ref 7285 Revision A dated 8 July 2021 by Blue Engineering; Basement Impact Assessment ref CGE/16661 Revision 2 dated 22 June 2022 by CGL.

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 be carried out strictly in accordance with the methodologies, flood mitigation measures and recommendations of the Basement Impact Assessments and all other related supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2, CC3 and A5 of the Camden Local Plan 2017.

- 5 The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is considered to be acceptable in terms of location, design and bulk; it would preserve the character and

appearance of the subject building and wider conservation area. It would be subordinate to the host building and preserve its legibility. It would be made of appropriate materials. A contemporary design is considered acceptable when a proposal is at ground/basement level, to the rear and not visually prominent from within the public realm, and with an appropriate quality and finish. The alterations to the front lower ground floor windows are also considered to be of an appropriate size, siting, materiality and design, in keeping with the existing fenestration.

The inclusion of a wildflower green roof is welcomed and it will contribute to biodiversity, flood risk mitigation and mitigation of the urban heat island effect. The submitted drawings appropriately demonstrate sufficient information on species, substrate depth and maintenance.

A Basement Impact Assessment (BIA) has been submitted given the excavation of about 1.35m depth of the raised rear garden to facilitate the rear extension. This has been further revised and supplemented. The BIAs were audited by the Council's engineering consultants who conclude that there will be no impact to slopes due to the development, that the proposed development site is not subject to flooding, that any damage to buildings will be limited to Category 1 of the Burland scale and that peak surface water run-off rates are reduced due to the proposed green roof. The BIA thus complies with the requirements of CPG Basements.

A Construction Management Plan is required to minimize the impact on the highway infrastructure and neighbouring community; this is to be secured via S106 legal agreement. A highways contribution would also be secured via S106 legal agreement to repair any damage caused to the public highway as a result of the development.

Given the size and siting of the development in relation to neighbouring habitable windows, whereby its form is staggered behind adjoining rear building lines, it would not result in any significant loss of light, privacy or outlook to neighbouring properties.

Special regard has been attached to the desirability of preserving or enhancing 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.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, A1, A3 and A5 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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) 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.

- 4 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).

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



Daniel Pope
Chief Planning Officer