

Application ref: 2021/5568/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 8 September 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

Connect Architecture
223 South Park Road
London
SW19 8RY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**32 Crediton Hill
London
NW6 1HP**

Proposal:

Excavation of single-storey basement level under footprint of existing building.
Drawing Nos: 330-OS-001-001, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-PB-001-001, 330-PB-002-002, 330-PB-003-001, Basement Impact Assessment rev 02 dated November 2021 ref MES/2110/CA002 by Milvum Engineering Services, Construction Method Statement DMAG-2164-CMS-P02, Fire Statement Revision 000, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 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: 3330-OS-001-001, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-PB-001-001, 330-PB-002-002, 330-PB-003-001, Basement Impact Assessment rev 02 dated November 2021 ref MES/2110/CA002 by Milvum Engineering Services, Construction Method Statement DMAG-2164-CMS-P02, Fire Statement Revision 000, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022 by Reeves Arboricultural Services. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and improved in writing by, the local planning authority.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least

10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 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 to excavate a basement which would sit within the footprint of the existing building. The basement is fully compliant with Local Plan policy A5 criteria in terms of its location, scale and size. The basement would comprise a single storey, would not be built under an existing basement, and would be less than 1.5 times the footprint of the host property.

The Basement Impact Assessment (BIA) submitted has been externally audited by the Council's preferred engineering consultant. The Audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with the Council's adopted policies and technical procedures. It has been satisfactorily demonstrated that structural stability would be maintained for the subject property, neighbouring properties and adjacent highway and that the proposed development would not impact the hydrogeological environment. The proposed basement is found acceptable in relation to policy A5.

There are no lightwells to be associated with the basement to the rear or front of the property and all works would be subterranean in nature and not visible.

As such, it is considered that the character and appearance of the subject property, terrace grouping and wider conservation area would remain preserved.

The construction works would be of a nature and scale that require a highways contribution to ensure the highway is reinstated after the works are completed and a construction impact bond. A Construction Management Plan (CMP) would also be required to minimise any impact on the street and disturbance to neighbouring properties. The Highways Contribution, Construction Impact Bond and Construction Management Plan will be secured as part of the section 106 legal agreement.

The scheme incorporates a ground source heat pump which will be used solely for heating; in this manner a ground source heat pump is considered by the council to be a renewable energy source. The system will be a wet heating system used for underfloor heating.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed development is in general accordance with policy A1, A2, A3, A5, T4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer