

Application ref: 2022/2349/P
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Date: 10 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

new image design
2A Tiverton Road
London
N18 1DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**221 Belsize Road
London
NW6 4AA**

Proposal:

Enlargement of front lightwell and installation of new door and external stairs from basement to ground floor.

Drawing Nos: Site location plan; 609/PL/01; 609/PL/02 Rev. A; 609/PL/03; 609/PL/04 Rev. C; 609/PL/05; 609/PL/06 Rev. B; Basement Impact Assessment by GeoSmart (received 19/12/22).

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:

Site location plan; 609/PL/01; 609/PL/02 Rev. A; 609/PL/03; 609/PL/04 Rev. C; 609/PL/05; 609/PL/06 Rev. B; Basement Impact Assessment by GeoSmart (received 19/12/22).

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the use of the lightwell, the flood mitigation measures as shown on the approved plans shall be installed and permanently retained thereafter.

Reason: To reduce flood risk in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The current lightwell is enclosed and served by a single rooflight. The proposal will extend and open this lightwell with the inclusion of external access stairs and enclosure by metal railings. The enlargement of the basement lightwell would involve lowering it by 0.7m, increasing the width by 2.1m and increasing the depth marginally to facilitate the external stair. A new door and window would be installed in materials to match the existing. This would improve lighting levels to the existing basement. Due to the depth of the basement, views of the new fenestration would be limited from within the site. It is noted that the property is screened by a high front boundary wall and there would be no public views from the street. Thus the lightwell would have limited impact on the character and appearance of the streetscene and surrounding area and is considered acceptable.

The proposed basement lightwell extension would be single-storey in depth and would not be constructed below an existing basement. It is of a modest scale and would comply with criteria on dimensions and locations within policy A5 regarding basements. The proposed basement would be set away from site boundaries where it extends outside the footprint of the building, with the exception of the staircase side which will allow for future vegetation to be planted. It is considered that the proposed basement excavation would be of an acceptable scale and proportion.

The proposal is well screened by high brick boundary walls and, given that the development is set below this, it would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy.

Screening and scoping assessments are presented, supported by desk study

information. It was concluded that a full Basement Impact Assessment (BIA) was not required in this instance. The study concluded that the extension is unlikely to interact with any groundwater beneath the site. However, the proposed basement courtyard is likely to be impacted by surface water flooding and the site falls within a historically flooded street.

Information was submitted which demonstrates the flood risk has been assessed, that the impact of the development in relation to this flood risk has been considered and that flood resilient measures have been included in the scheme's design in order to mitigate this flood risk. Mitigation measures are proposed, such as the inclusion of a continuous 300mm high upstand around the lightwell above adjacent ground levels with the stairs to go over this. Bedrooms at basement level are normally discouraged in line with flood risk policy; however it is acknowledged that this bedroom is existing and forms part of the duplex unit. A separate flat is not proposed and would not be supported. The Council's LLFA team consider this to be satisfactory.

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, CC3 and D1 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.

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-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