

Application ref: 2021/1527/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 25 January 2023

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

BB Partnership
BB Partnership Ltd, Units 33-34
10 Hornsey Street
London
N7 8EL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
31 Elsworthy Road
London
NW3 3BT

Proposal:

New basement extension to include a pool and rear lightwell, alteration and retention of balconies at second floor rear, alterations to window openings to side elevation, new garage doors and changes to the rear elevation, all to dwelling.

Drawing Nos: GEO_001; GEO_002; GEO_100; GEO_101; GEO_102; GEO_103; GEO_105; GEO_111; GEO_112; GEO_113; GEO_115; GEO_202 rev E; GEO_203 rev D; GEO_204 rev C; GEO_205 rev B; GEO_206 rev C; GEO_208 rev A; GEO_211; GEO_212 rev B; GEO_213 rev B; GEO_214 rev A; GEO_215 rev D; Landscaping Plan March 2021; Letter dated 16th March 2021 by Carnell Warren Associates; Site Investigation Report and Basement Impact Assessment (BIA) (ref 10588/JRCB/R2) dated 29th September 2021 by Soil Consultants Ltd; Surface Water and Subsurface Flow Basement Impact Assessment (ref 2020-003-075-001) dated 26th March 2021 by Stephen Buss Environmental Consulting Ltd (presented in Appendix C of the BIA); Ground Movement Analysis Report (GMA) (ref 10588/JRCB/R2) dated 3rd Feb 2022 by Soil Consultants Ltd.; Ground Movement Analysis Letter Report (GMA) (ref 10588/JRCB) dated 1st June 2022 by Soil Consultants Ltd.; Construction Method Statement (ref MBP-8255 rev 1.4) dated June 2022 by Michael Barclay Partnership.; Campbell Reith letter dated 27th Sept 2022; Arboricultural Impact Assessment Report ref: BBP/31EWR/AIA/01d dated 4th May 2022; Campbell Reith BIA Audit Rev: F2 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:

GEO_001; GEO_002; GEO_100; GEO_101; GEO_102; GEO_103; GEO_105; GEO_111; GEO_112; GEO_113; GEO_115; GEO_202 rev E; GEO_203 rev D; GEO_204 rev C; GEO_205 rev B; GEO_206 rev C; GEO_208 rev A; GEO_211; GEO_212 rev B; GEO_213 rev B; GEO_214 rev A; GEO_215 rev D; Landscaping Plan March 2021; Letter dated 16th March 2021 by Carnell Warren Associates; Site Investigation Report and Basement Impact Assessment (BIA) (ref 10588/JRCB/R2) dated 29th September 2021 by Soil Consultants Ltd; Surface Water and Subsurface Flow Basement Impact Assessment (ref 2020-003-075-001) dated 26th March 2021 by Stephen Buss Environmental Consulting Ltd (presented in Appendix C of the BIA); Ground Movement Analysis Report (GMA) (ref 10588/JRCB/R2) dated 3rd Feb 2022 by Soil Consultants Ltd.; Ground Movement Analysis Letter Report (GMA) (ref 10588/JRCB) dated 1st June 2022 by Soil Consultants Ltd.; Construction Method Statement (ref MBP-8255 rev 1.4) dated June 2022 by Michael Barclay Partnership.; Campbell Reith letter dated 27th Sept 2022; Arboricultural Impact Assessment Report ref: BBP/31EWR/AIA/01d dated 4th May 2022; Campbell Reith BIA Audit Rev: F2 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 Before the relevant part of the work is begun, detailed drawings, section 1:10, 1:50 in respect of the new garage doors shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 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.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Soil Consultants Ltd, Stephen Buss Environmental Consulting Ltd, Michael Barclay Partnership as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F2) prepared by Campbell Reith, dated August 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 policy A5 of the Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local

planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle

Street, WC1H 8EQ.

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