

Application ref: 2023/0544/P
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Date: 25 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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FIMA Architecture and Planning
Flar 4
30 Sutherland Avenue
London
W9 2HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
2 Wadham Gardens
London
NW3 3DP

Proposal:

Erection of single storey rear extension, replacement of garage with new side/rear extension, rear roof infill extension with portico window, creation of a car lift to the basement at the front, new portico entrance, removal of roof lantern and three new roof lights proposed, hard and soft landscaping to the front and rear and new bin store

Drawing Nos: 2105(00)000 (Rev A), 2105(00)001 (Rev A), 2105(00)002 (Rev B), 2105(00)0003 (Rev A), 2105(00)101 (Rev B), 2105(00)103 (Rev B), 2105(00)201 (Rev A), 2105(00)201 (Rev C), 2105(00)204 (Rev A), 2105(02)000 (Rev B), 2105(02)001 (Rev A), 2105(02)002 (Rev B), 2105(03)003 (Rev C), 2105(00/02)005 (Rev A), 2105(02)101 (Rev C), 2105(02)103 (Rev B), 2105(02)204 (Rev B), 2105(SK)090823_01, Design, Access and Heritage Statement (October 2023), Cover Letter (October 2023), BIA (Rev 2) (October 2022), Front Portico document (09/08/2023),

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 2105(00)000 (Rev A), 2105(00)001 (Rev A), 2105(00)002 (Rev B), 2105(00)0003 (Rev A), 2105(00)101 (Rev B), 2105(00)103 (Rev B), 2105(00)201 (Rev A), 2105(00)201 (Rev C), 2105(00)204 (Rev A), 2105(02)000 (Rev B), 2105(02)001 (Rev A), 2105(02)002 (Rev B), 2105(03)003 (Rev C), 2105(00/02)005 (Rev A), 2105(02)101 (Rev C), 2105(02)103 (Rev B), 2105(02)204 (Rev B), 2105(SK)090823_01, Design, Access and Heritage Statement (October 2023), Cover Letter (October 2023), BIA (Rev 2) (October 2022), Front Portico document (09/08/2023),

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 The hard and soft landscaping shall accord with the details approved under application reference 2007/6360/P dated 01/07/2008, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character

- 5 The surface water retention pond shall be provided, and all hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details approved under application reference 2007/6360/P dated 01/07/2008, or other such details which have been submitted to and approved in writing by the local planning authority

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character.

- 6 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 to the satisfaction of the Council. The hard and soft landscaping shall accord with the details approved under application reference 2007/6360/P dated 01/07/2008, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character.

- 7 The basement hereby approved, shall be fully implemented as per document CGK00022_Wadham Gardens_BIA_Rev2_Oct22. The basement shall be

permanently retained thereafter.

Reason: In order to comply with policy A5 (Basements) of the 2017 Local Plan

- 8 Prior to the commencement of development, 'approval in principle' (AIP) for the proposed development must be secured and approved in writing from the Council's transport department and planning authority.

Reason: To ensure the structural integrity of the public highway is maintained in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with installation operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 10 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 11 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the bin store shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10
- b) Plan, elevation and section drawings, at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to 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 policy 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer