

Mr James King
Kingconroy Architects
Spur House
Third floor 14 Morden Road
South Wimbledon
London
SW19 3BJ

Application Ref: **2013/5039/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

8 January 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**30 St. Marks Crescent
London
NW1 7TU**

Proposal:

Demolition of stand alone garage to side of property, construction of single storey side extension, enlargement of lower ground floor beneath side extension, single storey rear extension to provide family room and three storey extension to rear of property to provide improved sanitation facilities.

Drawing Nos: Design and Access Statement; Basement Method Statement, prepared by Croft Structural Engineers on 26th July 2013; Daylight, Sunlight & Overshadowing Report, prepared by RSK, 25th July 2013; Structural Engineers Report, prepared by Croft Structural Engineers, 13th February 2013; 12018 PL00 001; 12018 PL00 010; 12018 PL00 099; 12018 PL00 100; 12018 PL00 101; 12018 PL00 102; 12018 PL00 103; 12018 PL00 200; 12018 PL00 201; 12018 PL00 300; 12018 PL00 301; 12018 PL20 099 revision A; 12018 PL20 100 revision A; 12018 PL20 101; 12018 PL20 200 revision A; 12018 PL20 201; revision A; 12018 PL20 202 revision B.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement; Basement Method Statement, prepared by Croft Structural Engineers on 26th July 2013; Daylight, Sunlight & Overshadowing Report, prepared by RSK, 25th July 2013; Structural Engineers Report, prepared by Croft Structural Engineers, 13th February 2013; 12018 PL00 001; 12018 PL00 010; 12018 PL00 099; 12018 PL00 100; 12018 PL00 101; 12018 PL00 102; 12018 PL00 103; 12018 PL00 200; 12018 PL00 201; 12018 PL00 300; 12018 PL00 301; 12018 PL20 099 revision A; 12018 PL20 100 revision A; 12018 PL20 101; 12018 PL20 200 revision A; 12018 PL20 201; revision A; 12018 PL20 202 revision B.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

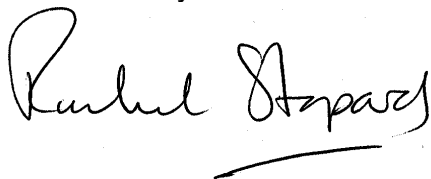
Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard

Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.