

Mr John Rowe-Parr
John Rowe-Parr Architects
161 Rosebery Avenue
London
EC1R 4QX

Application Ref: **2013/1570/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

3 September 2013

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

Householder Application Granted

Address:
108 St Pancras Way
London
NW1 9NB

Proposal:
Erection of two storey rear extension and excavation to create a rear basement level extension, and associated external alterations to shopfront and fenestration of dwelling house (Class C3)

Drawing Nos: L11.748.01 Rev P2; L11.748.02 Rev P2; L11.748.03 Rev P2; L11.748.04 Rev P2; L11.748.05 Rev P2; L11.748.06 Rev P2; L11.748.07 Rev P2; L11.748.08 Rev P2; L11.748.09 Rev P2; L11.741.10 Rev P2; L11.748.11 Rev P2; L11.748.13 Rev P2; Planning Statement by Anthony Keen dated January 2012; Basement Impact Assessment by Conisbee Ref 120247/HH dated 05/04/2012; Planning Statement by Anthony Keen dated January 2012.

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: L11.748.01 Rev P2; L11.748.02 Rev P2; L11.748.03 Rev P2; L11.748.04 Rev P2; L11.748.05 Rev P2; L11.748.06 Rev P2; L11.748.07 Rev P2; L11.748.08 Rev P2; L11.748.09 Rev P2; L11.741.10 Rev P2; L11.748.11 Rev P2; L11.748.13 Rev P2; Planning Statement by Anthony Keen dated January 2012; Basement Impact Assessment by Conisbee Ref 120247/HH dated 05/04/2012; Planning Statement by Anthony Keen dated January 2012.

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

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The details shall also include a section demonstrating that at least 0.5m and preferably 1.0m of soil will be reinstated over the top of the basement to ensure the garden and associated planting and natural drainage can be adequately reinstated. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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. Any trees or areas of planting 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The flat roof areas of the ground and first floor rear extension hereby approved, shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance of the roof only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

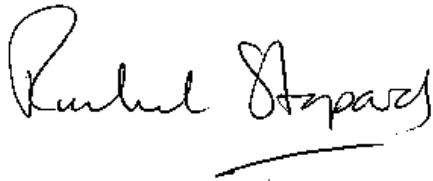
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 3 You are advised that the following plan/document are not included in the list of approved documents: L11.741.12 Rev P2; Design and Access Statement by John Rowe-Parr Architects dated March 2013. Please refer to the officer report with respect to more details regarding this plan/document.
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will

prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.