

Mr Nicholas Lunniss  
NJL Design  
Rose Cottage  
The Green  
Woodwalton  
Huntingdon  
Cambridgeshire  
PE28 5YN

Application Ref: **2012/6640/P**  
Please ask for: **Nicola Tulley**  
Telephone: 020 7974 **2527**

8 February 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:  
**6 Fairfax Road**  
**London**  
**NW6 4HA**

Proposal:  
Erection of single storey extension and installation of window at ground floor level to south elevation. Excavation of 2m deep extension beneath extension to north elevation and alterations to steps from street to garden level (C3).

Drawing Nos: Location plan; existing plan street level; existing plan garden level; existing 1st & 2nd floor plans; plans as existing; existing north & south elevations; existing east and west elevations; elevations as existing; existing sections; proposed elevations 01; plans as proposed 01; Tree Protection Plan DAB Jan 2013; Ground Investigation Report produced by Land Science; Structural Assessment in support of a planning application for a basement extension produced by ALECK Associates Ltd.

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 policy DP24 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: Location plan; existing plan street level; existing plan garden level; existing 1st & 2nd floor plans; plans as existing; existing north & south elevations; existing east and west elevations; elevations as existing; existing sections; proposed elevations 01; plans as proposed 01; Tree Protection Plan DAB Jan 2013; Ground Investigation Report produced by Land Science; Structural Assessment in support of a planning application for a basement extension produced by ALECK Associates Ltd.

Reason:

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

- 4 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 (Managing the Impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP24 (Securing high quality design) DP26 (Managing the impact of development on occupiers and neighbours) DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

**Disclaimer**

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