

David Weston-Thomas  
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LONDON  
NW1 6RA

Application Ref: **2012/4437/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

5 November 2012

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:  
**15 Prince Albert Road**  
**London**  
**NW1 7SR**

#### **Proposal:**

Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation and associated landscaping, all in connection with the existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; (Prefix 260) PD01; PD102; PD103; PD104; PD105; PD106; PD107; PD108; PD109; PD210; PD211; PD212; PD213; PD214; PD215; PD216A; PD217A; PD218A; PD219; PD220A; PD221A; PD222A; PD223A; PD224; PD225; PD226; PD227; PD228; Tree Survey and Arboricultural Method Statement produced by Martin Dobson Associates Ltd dated 22nd February 2012; Structural Engineering Design Method Statement Revision B produced by Milk dated March 2012; Heritage Statement produced by Ettwein Bridges Architects dated August 2012; Heritage Statement - Appendix A Historic Maps, Plans and Illustrations produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix B Schedule of Architectural Features produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix C Location of



Architectural Features and Assessment of Proposals produced by Ettwein Bridges Architects dated August 2012; Heritage Statement - Appendix D Designations produced by Ettwein Bridges Architects dated February 2012; Structural Feasibility letter (ref 840/1.0/KY) produced by Milk dated 08 August 2012; Design and Access Statement Rev B2 October 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 policy 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:

Site location plan; PD01; PD102; PD103; PD104; PD105; PD106; PD107; PD108; PD109; PD210; PD211; PD212; PD213; PD214; PD215; PD216A; PD217A; PD218A; PD219; PD220A; PD221A; PD222A; PD223A; PD224; PD225; PD226; PD227; PD228; Tree Survey and Arboricultural Method Statement produced by Martin Dobson Associates Ltd dated 22nd February 2012; Structural Engineering Design Method Statement Revision B produced by Milk dated March 2012; Heritage Statement produced by Ettwein Bridges Architects dated August 2012; Heritage Statement - Appendix A Historic Maps, Plans and Illustrations produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix B Schedule of Architectural Features produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix C Location of Architectural Features and Assessment of Proposals produced by Ettwein Bridges Architects dated August 2012; Heritage Statement - Appendix D Designations produced by Ettwein Bridges Architects dated February 2012; Structural Feasibility letter (ref 840/1.0/KY) produced by Milk dated 08 August 2012; Design and Access Statement Rev B2 October 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 of all un-built, open areas have been submitted to and approved in writing by the local planning authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 policy 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 or any phase of the development whichever is the sooner. 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 policy 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 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.

- 7 Prior to the commencement of works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied 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.

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; CS15 Protecting and improving our parks and open spaces and encouraging biodiversity and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP21 Development Connecting to the Highway Network; DP22 Promoting sustainable design and construction; DP23 Water; DP24 Securing high quality design; DP25 Conserving Camden's Heritage; 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable

purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***