

Mr stephen taylor
BB Partnership Ltd
17 Remington Street
London
NW1 9AH

Application Ref: **2011/5298/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

17 October 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

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
48 Queen's Grove
London
NW8 6HH

Proposal:

Erection of mansard roof with dormer windows following demolition of roof to main dwelling, erection of two storey coach house following demolition of existing coach house, erection of single storey link between coach house and main dwelling, excavation to provide basement level to main dwelling, installation of conservatory with associated terrace to rear, creation of two lightwells at rear and side and alterations to windows and doors to side and rear elevations.

Drawing Nos: Site location plan; Drawing no 001; 002; 100; 101; 102; 103; 105; 106; 107; 108; 109; 200; 201; 202; 203; 204; 206; 207A; 208; 209; 210; QG001; design and access statement; Hydrogeological Risk Assessment (Oct 2011); Drainage Assessment (Oct 2011); tree Projects report; Acoustic report by EMTEC (30th September 2011); Structural engineers Report by Sinclair Johnston (September 2011).

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 if in CA] 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; Drawing no 001; 002; 100; 101; 102; 103; 105; 106; 107; 108; 109; 200; 201; 202; 203; 204; 206; 207; 208; 209; 210; QG001; design and access statement; Hydrogeological Risk Assessment (Oct 2011); Drainage Assessment (Oct 2011); tree Projects report; Acoustic report by EMTEC (30th September 2011); Structural engineers Report by sinclair Johnston (September 2011).

Reason:

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

- 4 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.

- 5 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. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

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.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard 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] [, prior to the occupation for the permitted use 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14, [+ CS15 if in CA] 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.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 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..

- 9 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 Council 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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 10 A Sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 11 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved [pick out specific standards as required] shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 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 2363).
- 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 planning permission/conservation area consent/listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 Distribution of growth; CS4 Areas of more limited change; CS5 Managing the impact of growth and development; CS6 Providing quality homes; CS11 Promoting sustainable and efficient travel; CS13 Tackling climate change through promoting higher environmental standards; CS14 Promoting high quality places and conserving our heritage; CS15 Protecting and improving our parks and open spaces & encouraging biodiversity; CS18 Dealing with waste and encouraging recycling; CS19 Delivering and monitoring the Core Strategy; and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 Making full use of Camden's capacity for housing; DP6 Lifetime homes and wheelchair homes; DP18 Parking standards and the availability of car parking; DP19 Managing the impact of parking; 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. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-7.1 The proposed demolition of the existing roof of the dwellinghouse and its replacement with a mansard roof is considered to be acceptable in design terms due to the fact that no extra height will be added. The proposed coach house is of a similar scale and design to the building that currently exists on the site and those on adjoining plots, which are substantial single dwellinghouses with good internal space and accessibility standards. The additional above-ground bulk at the rear would not be excessive in relation to

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