

Mr Jo Maudsley
Charlton Brown Architects
The Old Chapel
4a Shepherds Walk
Hampstead
London
NW3 5UE

Application Ref: **2012/4065/P**
Please ask for: **Craig Raybould**
Telephone: 020 7974 **2060**

11 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

Householder Application Granted

Address:
3 The Mount
London
NW3 6SZ

Proposal:

Demolition of existing extensions at rear ground floor level (utility room and kitchen link), the enlargement of the existing kitchen extension and the erection of new glass extension at rear ground floor level, replacement of garage door and replacement glazing to studio.

Drawing Nos: Site Location Plan; 1198/S 01A; 1198/S 02; 1198/S 03; 1198/S 04A; 1198/S 05; 1198/S 06; 1198/S 07A; 1198/S 08A; 1198/P2 AP 01; 1198/P2 AP 02A; 1198/P2 AP 03; 1198/P2 AP 04A; 1198/P2 AP 05; 1198/P2 AP 06; 1198/P2 AP 07A; 1198/P2 AP 08A; 1198/P2 AP 09; 1198/P2 AP 10; 1198/P2 AP 11; 1198/P2 AP 12; 1198/P2 SK.25.09.12; 1198/P2 SK 01.10.12A; 1198/P2 SK 01.10.12B;

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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; 1198/P2 AP 01; 1198/P2 AP 02A; 1198/P2 AP 03; 1198/P2 AP 04A; 1198/P2 AP 05; 1198/P2 AP 06; 1198/P2 AP 07A; 1198/P2 AP 08A; 1198/P2 AP 09; 1198/P2 AP 10; 1198/P2 AP 11; 1198/P2 AP 12; 1198/P2 SK.25.09.12; 1198/P2 SK 01.10.12A; 1198/P2 SK 01.10.12B;

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

- 4 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 the lime tree to be retained shall be protected during demolition and construction work, including a method statement for any root pruning which may be required: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and 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 (Protecting and improving our parks and open spaces & encouraging biodiversity) 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 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 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 CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the Officer's report.

4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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