

Graham Oliver  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AYApplication Ref: **2012/2842/P**  
Please ask for: **Nicola Tulley**  
Telephone: 020 7974 **2527**

27 July 2012

Dear Sir/Madam

**DECISION**Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988**Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**Address:  
**11 Templewood Avenue**  
**London**  
**NW3 7UY**

## Proposal:

Variation to condition 10 (development built in accordance with approved plans) of planning permission granted 07/12/11 (ref: 2011/5127/P) for enlargement of basement including creation of two rear lightwells, erection of extensions at rear ground and part first floor level, erection of dormer in rear roofslope, installation of rooflights, alterations to front boundary wall and installation of 2 x air condenser units with acoustic enclosure in rear garden, namely enlargement of basement by 3m to the rear and lowering of floor level, removal of rooflight above conservatory, replacement of 2 small windows with a larger window and alterations to door on north-east side elevation, and alterations to dormer window on rear roofslope.

Drawing Nos: 1004-S01; 1004-S02; 1004-S03; 1004-S04; 1004-S05; 1004-S06; 1004-S07A; 1004-S08; 1004-S09; 1004-S10; 1004-S11; 1004-S12; 1004-S13; 1004-S14; 1004-S15; 1004-AP01A; 1004-AP02B; 1004-AP03B; 1004-AP04A; 1004-AP05A; 1004-AP06A; 1004-AP07A; 1004-AP08A; 1004-AP09B; 1004-AP10A; 1004-AP11A; 1004-AP12A; 1004-AP13; 1004-AP14B; SK12: Planting Plan; Basement Impact Assessment by Arup dated



October 2011 & addendum letter dated 01/05/2012; Flood risk assessment addendum produced by Water Environment dated 03/05/2012; Daylight and Sunlight Report by Anstey Horne dated 06/10/11; Ecology Survey by RSK dated September 2011; Report on the Impact on Trees of Proposals for Development at 11 Templewood Avenue by John Cromar's Arboricultural Company Ltd dated 15/08/11 and letter dated 24/11/11 and addendum dated 01/05/2012; Historic Environmental Assessment by MOLAS dated September 2011; M&E Services and Sustainability Report by ME7 Ltd dated 27/09/11; Preliminary Construction Management Plan by A & I Construction Ltd dated September 2011; Planning Statement by Gerald Eve dated October 2011; Conservation Assessment by Anthony Walker dated September 2011 and addendum dated November 2011 and addendum dated April 2012; Environmental Noise Assessment by Acoustics Plus dated August 2011; and Structural Stability Report by Greig-Ling dated 05/10/11 and addendum dated 09/05/2012.

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 by no later than the expiry date of the original permission 07/12/2014.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 in writing 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 Prior to first use of the condenser units hereby approved the acoustic enclosure and sound attenuation shall be installed in accordance with the details in the Environmental Noise Assessment by Acoustics Plus dated August 2011. The acoustic enclosure shall be permanently retained thereafter and the air condenser units shall thereafter be maintained in effective order in accordance with the manufacturers specifications.

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.

- 5 The sustainable urban drainage systems as detailed in the Flood Risk Assessment contained in the Basement Impact Assessment dated October 2011 shall be implemented as part of the development and retained and maintained as such thereafter.

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.

- 6 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 Local Planning Authority 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 BS5837:2012 "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 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 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. 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 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.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

**APPROVED PLANS**

1004-S01; 1004-S02; 1004-S03; 1004-S04; 1004-S05; 1004-S06; 1004-S07A; 1004-S08; 1004-S09; 1004-S10; 1004-S11; 1004-S12; 1004-S13; 1004-S14; 1004-S15; 1004-AP01A; 1004-AP02B; 1004-AP03B; 1004-AP04A; 1004-AP05A; 1004-AP06A; 1004-AP07A; 1004-AP08A; 1004-AP09B; 1004-AP10A; 1004-AP11A; 1004-AP12A; 1004-AP13; 1004-AP14B; SK12: Planting Plan; Basement Impact Assessment by Arup dated October 2011 & addendum letter dated 01/05/2012; Flood risk assessment addendum produced by Water Environment dated 03/05/2012; Daylight and Sunlight Report by Anstey Horne dated 06/10/11; Ecology Survey by RSK dated September 2011; Report on the Impact on Trees of Proposals for Development at 11 Templewood Avenue by John Cromar's Arboricultural Company Ltd dated 15/08/11 and letter dated 24/11/11 and addendum dated 01/05/2012; Historic Environmental Assessment by MOLAS dated September 2011; M&E Services and Sustainability Report by ME7 Ltd dated 27/09/11; Preliminary Construction Management Plan by A & I Construction Ltd dated September 2011; Planning Statement by Gerald Eve dated October 2011; Conservation Assessment by Anthony Walker dated September 2011 and addendum dated November 2011 and addendum dated April 2012; Environmental Noise Assessment by Acoustics Plus dated August 2011; and Structural Stability Report by Greig-Ling dated 05/10/11 and addendum dated 09/05/2012.

**SUPERSEDED PLANS:**

1004-AP02A; 1004-AP03A; 1004-AP04; 1004-AP05; 1004-AP06; 1004-AP07; 1004-AP08; 1004-AP09A; 1004-AP10; 1004-AP12; 1004-AP14A.

Reason:

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

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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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) 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 and encouraging biodiversity) CS16 (Improving Camden's health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP20 (Movement of goods and materials) 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) DP28 (Noise and Vibration) DP32 (Air quality). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ

5 You are advised that details approved under planning application references 2012/1568/P and 2012/1612/P apply and this permission should be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

**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***