

Mr Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2012/0659/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

10 August 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

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Garages at rear of Fitzjohn's House
46 Fitzjohn's Avenue (fronting Nutley Terrace)
London
NW3 5LU**

Proposal:

Amendment to planning permission granted 19/11/08 (ref: 2007/6230/P) for the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Class C3), namely enlargement of basement area.

Drawing Nos: 5NT/S001, P101B, P301_A, P302_A; Basement Impact Assessment by Paulex Environmental Consultants dated 31st January 2012; Site Investigation Report by Soil Consultants dated February 2012; Contractor's Engineering Method Statement dated March 2012 by the Elliott Partnership.

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 shall be carried out in accordance with the



following approved plans: 5NT/S001, P101B, P301_A, P302_A; Basement Impact Assessment by Paulex Environmental Consultants dated 31st January 2012; Site Investigation Report by Soil Consultants dated February 2012; Contractor's Engineering Method Statement dated March 2012 by the Elliott Partnership.

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-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 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) and DP27 (Basements and Lightwells). 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 reminded of the need to comply with all of the conditions and Legal Agreements of the original permission (ref.2007/6230/P dated 19/11/2008) which this permission amends.

Disclaimer

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