

Mr Andrea Carbogno
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2012/1849/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

25 June 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

Address:
46 Fitzjohns Avenue
London
NW3 4LU

Proposal:

Alterations to boundary treatment and relocation of refuse storage from adjacent to garages on Nutley Terrace to rear of main building and erection of new bin enclosures, in association with use of building as flats (Class C3).

Drawing Nos: Site Plan; 46FH/S002; 46FH/S101; 46FH/S201; 46FH/S202; 46FH/S203A; 46FH/P002; 46FH/P101; 46FH/P201; 46FH/P202; 46FH/P203; Arboricultural report dated 21st February 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 Plan; 46FH/S002; 46FH/S101; 46FH/S201; 46FH/S202; 46FH/S203A; 46FH/P002; 46FH/P101; 46FH/P201; 46FH/P202; 46FH/P203; Arboricultural report dated 21st February 2012.

Reason:

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

- 4 The refuse and recycling storage hereby approved shall be permanently secured and maintained thereafter, as per drawing 46FH/P101.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies 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 details of the materials for the new access pathway to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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..

- 6 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work) as specified in the arboricultural report dated 21st February 2012.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 7 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, a tree shall be

planted on the land in such position and of such size and species to be agreed in writing by the Local Planning Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable 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.

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) CS6 (Providing quality homes) CS14 (Promoting high quality places and conserving our heritage) CS18 (Dealing with our waste and encouraging recycling) 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) DP26 (Managing the impact of development on occupiers and neighbours) DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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