

Nick Grant
Savills
25 Finsbury Circus
London
EC2M 7EE

Application Ref: **2012/1539/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 3231

14 May 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

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
12 Greenaway Gardens
London
NW3 7DH

Proposal:

Amendment to planning permission granted 25/11/11 (Ref: 2011/4061/P) for two-storey side and two-storey rear extension, alterations to dormers on side and rear roof slopes and enlargement of basement all in connection with existing dwelling house (Class C3), namely, to allow increased excavation to provide swimming pool at basement level.

Drawing Nos: 988-P00, P01revB, P02revB, P03revB, P04revB, P05revB, P06revB, P07revB, P08revB, P09revB, P10revB, P11revB, P12revB, P13revB, P14revB, P15revB; 988-P120revF, P121revE, P122revE, P123revE, P124revD, P125revD, P126revD, P127revF, P128revD, P129revF, P130revD, P131revD, P132revC, P133revD, P134revD, P135, P136, P137revA, P138revB, P139revA, P140revA, P141revA, P142revA, P143revA, P144; Statement on Proposed Alterations to the Main Roof dated 04/10/11 by Hill Mitchell Berry; Assessment of effects of lateral retaining wall displacement of adjacent structures dated 19/12/2011 by Webb Yates Engineers Revision X3; Stage C Structural Report dated 19/12/11 by Webb Yates Engineers Revision X5; Basement Impact Assessment dated 22/12/11 by Arup Issue 3; Sustainability Statement dated 01/03/12 by Richard Hodgkinson Consultancy; Daylight/Sunlight Report dated 28/07/11 by Savills; Heritage Statement dated



July 2011 by Turley Associates; Arboricultural Impact Assessment report dated 06/03/12 by Landmark Trees; Plant Noise Assessment Report 4308/PNA dated 25/07/11 by RBA Acoustics Revision 1; Construction Management Plan dated 28/07/11 by Webb Yates Engineers Revision X2; Planning Statement dated March 2012 by London Planning Practice Ltd; E-mail from Savills dated 23/09/11; Email from Steve Webb (Webb Yates Engineers) regarding Burland Scale dated 2 May 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 shall be carried out in accordance with the following approved plans: 988-P00, P01revB, P02revB, P03revB, P04revB, P05revB, P06revB, P07revB, P08revB, P09revB, P10revB, P11revB, P12revB, P13revB, P14revB, P15revB; 988-P120revF, P121revE, P122revE, P123revE, P124revD, P125revD, P126revD, P127revF, P128revD, P129revF, P130revD, P131revD, P132revC, P133revD, P134revD, P135, P136, P137revA, P138revB, P139revA, P140revA, P141revA, P142revA, P143revA, P144; Statement on Proposed Alterations to the Main Roof dated 04/10/11 by Hill Mitchell Berry; Assessment of effects of lateral retaining wall displacement of adjacent structures dated 19/12/2011 by Webb Yates Engineers Revision X3; Stage C Structural Report dated 19/12/11 by Webb Yates Engineers Revision X5; Basement Impact Assessment dated 22/12/11 by Arup Issue 3; Sustainability Statement dated 01/03/12 by Richard Hodkinson Consultancy; Daylight/Sunlight Report dated 28/07/11 by Savills; Heritage Statement dated July 2011 by Turley Associates; Arboricultural Impact Assessment report dated 06/03/12 by Landmark Trees; Plant Noise Assessment Report 4308/PNA dated 25/07/11 by RBA Acoustics Revision 1; Construction Management Plan dated 28/07/11 by Webb Yates Engineers Revision X2; Planning Statement dated March 2012 by London Planning Practice Ltd; E-mail from Savills dated 23/09/11; Email from Steve Webb (Webb Yates Engineers) regarding Burland Scale dated 2 May 2012;

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 You are advised that this permission relates only to the changes highlighted on the plans hereby granted and shall only be read in the context of the substantive permission granted on 25/11/2011 under planning reference number (2011/4061/P) and is bound by all the conditions and informatives attached to that permission.

- 4 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), CS13 (Tackling climate change through promoting higher environmental standards), 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 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.

- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL

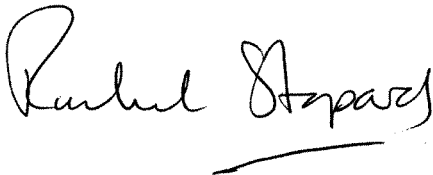
payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 6 Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 7 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.