

Mr Ian Hay
Ian Hay Architects
11 Halton Road
London
N1 2EN

Application Ref: **2012/1306/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

21 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

Address:
2 Hampstead Square
London
NW3 1AB

Proposal:
Works of excavation to enlarge and extend existing basement accommodation below footprint of existing dwelling house (Class C3).

Drawing Nos: Site Location Plan 01Location010312; 136/ 01A; 02A; 07 Front elevation as existing; 07 Side elevation as existing; 08; 09; 11; 12; 17; 18; 19; 072; 171; 172; Design and Access Statement by Ian Hay Architects dated 15/12/11; Heritage statement by Ian Hay Architects dated 14/03/12; Arboricultural Impact Report by Landmark Trees dated 02/03/12 Ref: ORC/HMS/AIA/02; Structural Engineers Report by Elliott Wood dated 24/02/12 Ref:211308 Rev P1; Desk Study & Ground Investigation Report by Geotechnical and Environmental Associates dated 20 February 2012 Ref:J11274 Issue 2.

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 policies 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:- 136/ 01A; 02A; 07 Front elevation as existing; 07 Side elevation as existing; 08; 09; 11; 12; 17; 18; 19; 072; 171; 172; Design and Access Statement by Ian Hay Architects dated 15/12/11; Heritage statement by Ian Hay Architects dated 14/03/12; Arboricultural Impact Report by Landmark Trees dated 02/03/12 Ref: ORC/HMS/AIA/02; Structural Engineers Report by Elliott Wood dated 24/02/12 Ref:211308 Rev P1; Desk Study & Ground Investigation Report by Geotechnical and Environmental Associates dated 20 February 2012 Ref:J11274 Issue 2.

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 CS1 (Distribution and growth); 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 DP22 (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 officer's report.

- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 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.

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