

Deniz Heeremans
Panter Hudspith Architects
4-8 Emerson Street
London
SE1 9DU

Application Ref: **2011/6081/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

9 March 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:
**2B BRIARDALE GARDENS
LONDON
NW3 7PP**

Proposal:

Amendments to planning permission dated 09/07/10 (ref. 2009/1017/P) for the erection of a 3-storey and basement detached dwelling house following demolition of existing garage block namely, to enlarge the basement to install a car lift under the forecourt.

Drawing Nos: 285 00/02; 285 50/00; 285 50/01-A; 285 50/02; 285 50/03; 285 50/04; 285 50/10; 285 50/11; 285 50/15-A; 285 50/16; 285 50/17; 285 50/20-A; 285 50/21-A; 285 50/22-A; 285 50/23-A; PO1-G; Basement Impact Assessment prepared by Panter Hudspith Architects; Report on Site Investigations prepared by Soil Consultants Ltd; Arboricultural Report, Impact Assessment & Method Statement prepared by Crown Consultants Ltd.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 285 00/02; 285 50/00; 285 50/01-A; 285 50/02; 285 50/03; 285 50/04; 285 50/10; 285 50/11; 285 50/15-A; 285 50/16; 285 50/17; 285 50/20-A; 285 50/21-A; 285 50/22-A; 285 50/23-A; PO1-G; Basement Impact Assessment prepared by Panter Hudspith Architects; Report on Site Investigations prepared by Soil Consultants Ltd; Arboricultural Report, Impact Assessment & Method Statement prepared by Crown Consultants Ltd.

Reason:

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

- 3 The 2nd floor flat roof at front and rear of the building hereby approved shall only be used for access and emergency purposes, and it shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 or any phase of the development, whichever is the sooner. 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 policies 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.

- 5 All trees on the site or parts of trees growing from adjoining sites, shown on the approved plans shall be protected in accordance with the recommendations set out in the Arboricultural Report, Impact Assessment & Method Statement dated 23rd June 2011.

Reason: To ensure 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.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to occupation the landscaping over the car lift shall be implemented in accordance with the approved plans and retained and maintained thereafter.

Reason: To ensure that the development provides the minimum necessary parking provision and does not exceed the maximum standards by allowing a car to parking over the car lift in accordance with the requirements of policy DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The car pit shall remain at basement level when not in operation.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation 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.

- 9 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and

Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

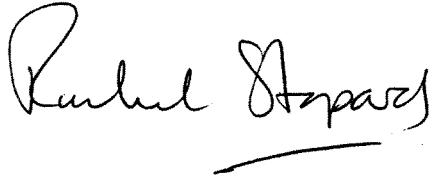
Informative(s):

- 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. [Delegated]

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, CS11 - Promoting sustainable and sufficient 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, CS19 - Delivering and Monitoring the Core Strategy and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - Making full use of Camden's capacity for housing, DP6 - Lifetime homes and wheelchair homes, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of car parking, DP19 - Managing the impact of parking, DP21 - Development connecting to the highway network, 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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

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.

