

Mr Samuel Rathouse
MR Partnership
41 Foley Street
London
W1W 7TSApplication Ref: **2011/6180/P**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

1 March 2012

Dear Sir/Madam

DECISIONTown 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:

**11 WADHAM GARDENS
LONDON
NW3 3DN**

Proposal:

Extension and works of excavation to create basement and lower ground floor levels with lightwell at front, replacement of rear ground floor extension with new extension to match existing, conversion of existing garage at ground floor level to provide to additional living space, construction of underground parking lift from lower ground floor to ground floor level at front, including installation of two ventilation louvres and acoustic enclosure in rear garden, and associated landscaping alterations, following the demolition of rear ground floor extension to single family dwellinghouse (Class C3).

Drawing Nos: 2815050 (Site Location Plan); Drawing No(s) (Prefix 2815) 050; 051B; 054B; 055B; 056B; 057B; 058B; 059B; 060B; 061B; 062B; 063B; 064A; 068A; 069B; 070B; 071B; 072A; 080B; 84B; 85B; 091B; 092B; (Prefix 0709409) 500-9001-P3; 500-9002-P3; 500-9003-P3; 500-9004-P3; 500-9010-P2; 590-9001-P2; (Prefix 1728) TW1; TW2A; 1; 2; 3; 4; Noise Control Strategy produced by Hoare LEA Acoustics dated 25/11/2011; Arboricultural Impact Assessment produced by Landmark Trees dated 23/11/2011 (ref MRP/WDM/AIA/01); Desk Study Report produced by Ground Engineering (ref C12520) dated November 2011; Hydrogeological Review produced by Geotechnical Consulting



Group dated November 2011; Ground Movement Report produced by Geotechnical Consulting Group dated December 2011; Structural Stability Report produced by Jampel Davison and Bell dated December 2011; Factual Ground Investigation Report produced by Ground Engineering dated November 2011.

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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas and surface treatment over the car lift area have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and 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.

- 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 and 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, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied 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 Prior to the commencement of works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied 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.

- 7 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.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: 2815050 (Site Location Plan); Drawing No(s) (Prefix 2815) 050; 051B; 054B; 055B; 056B; 057B; 058B; 059B; 060B; 061B; 062B; 063B; 064A; 068A; 069B; 070B; 071B; 072A; 080B; 84B; 85B; 091B; 092B; (Prefix 0709409) 500-9001-P3; 500-9002-P3; 500-9003-P3; 500-9004-P3; 500-9010-P2; 590-9001-P2; (Prefix 1728) TW1; TW2A; 1; 2; 3; 4; Noise Control Strategy produced by Hoare LEA Acoustics dated 25/11/2011; Arboricultural Impact Assessment produced by Landmark Trees dated 23/11/2011 (ref MRP/WDM/AIA/01); Desk Study Report produced by Ground Engineering (ref C12520) dated November 2011; Hydrogeological Review produced by Geotechnical Consulting Group dated November 2011; Ground Movement Report produced by Geotechnical Consulting Group dated December 2011; Structural Stability Report produced by Jampel Davison and Bell dated December 2011;

Factual Ground Investigation Report produced by Ground Engineering dated November 2011.

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.

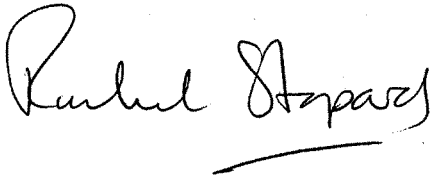
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 Managing the impact of growth and development, CS13 Tackling climate change through providing higher environmental standards, CS14 Promoting high quality places and conserving our heritage, 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 DP20 Movement of Goods and Materials, DP21 Development connecting to the highway network, DP22 Promoting sustainable design and construction, DP23 Water, DP24 High quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours, DP27 Basements and light wells, 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.

4 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.

- 5 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
- 6 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.

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.

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.

