

Bryony Smeed  
Powell-Tuck Associates  
6 Stamford Brook Road  
London  
W6 0XH

Application Ref: **2012/0043/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

5 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

### **Householder Application Granted**

Address:  
**3 Regent's Park Road**  
**London**  
**NW1 7TL**

#### **Proposal:**

Amendment to planning permission granted for alteration to the dwelling house dated 22/02/2011, ref. 2010/3889/P for erection of a replacement single storey side extension and a single storey rear extension and excavation of a new basement with rear lightwell, namely excavation of an enlarged basement.

Drawing Nos: 2435 PL-001 PL1, PL002a PL2, PL002 PL6, PL006 PL5, PL008 PL2, PL009 PL2, Geotechnical and Land Contamination Assessment by LBH Geotechnical and Environmental Consultants ref. LBH 3893 dated September 2010, Basement Construction Methodology Report by Fluid Structures Engineers ref. 22725 dated February 2012, Hydrogeological Report by Fluid Structures Engineers ref. 22725 dated February 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 shall be carried out in accordance with the following approved plans: 2435 PL-001 PL1, PL002a PL2, PL002 PL6, PL006 PL5, PL008 PL2, PL009 PL2, Geotechnical and Land Contamination Assessment by LBH Geotechnical and Environmental Consultants ref. LBH 3893 dated September 2010, Basement Construction Methodology Report by Fluid Structures Engineers ref. 22725 dated February 2012, Hydrogeological Report by Fluid Structures Engineers ref. 22725 dated February 2011.

Reason: for the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 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) and CS14 (Promoting high quality places and conserving our heritage) 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.

- 2 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).
- 3 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.
- 4 You are reminded of the need to comply with all of the conditions attached to the original permission granted on 22/02/2011, ref. 2010/3889/P.

**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***

