

Mr Terry Foulsham
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Application Ref: **2011/5390/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

23 December 2011

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:

Flat Ground Floor
224 Finchley Road
London
NW3 6DH

Proposal:

Excavation to create enlarged lower ground floor level for use as a 3-bedroom self-contained flat including lowered frontage to street level and new rear courtyard.

Drawing Nos: 11/038/103, 104, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209; 110a, 111a, 112b, 113a, 114a, 115a, 210a, 211a, 212a, 213a, 214a, 215a, 216a, 217a, 218a; 219a, 220a; Lifetime Homes Statement; Information Sheets from Environment Agency dated 10/10/2011 including Map 22 Camden Flooding Map; Design Philosophy by MMP Design ref. 3961; Construction Method statement by London Basement date 04.10.2011 by Jake Puddy; Hydrological and Flooding Risk Report by London Basement dated 24.10.2011 by J Puddy; Borehole Information sheet dated 2nd September 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 The development hereby permitted shall be carried out in accordance with the following approved plans 11/038/103, 104, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209; 110a, 111a, 112b, 113a, 114a, 115a, 210a, 211a, 212a, 213a, 214a, 215a, 216a, 217a, 218a; 219a, 220a; Lifetime Homes Statement; Information Sheets from Environment Agency dated 10/10/2011 including Map 22 Camden Flooding Map; Design Philosophy by MMP Design ref. 3961; Construction Method statement by London Basement date 04.10.2011 by Jake Puddy; Hydrological and Flooding Risk Report by London Basement dated 24.10.2011 by J Puddy; Borehole Information sheet dated 2nd September 2011.

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

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The submission shall include details of permeable areas or soft landscaping to the front and rear patio areas hereby approved, as well as the retention of the front boundary wall apart from the entrance gate. 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 policy 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 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, or prior to the occupation for the permitted use 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 policy 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.

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 CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) 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 DP2 (Making full use of Camden's capacity for housing), DP6 (Lifetime homes and wheelchair homes), DP16 (The Transport Implications of Development) DP17 (Walking, Cycling and Public Transport), DP18 (Parking standards and Limiting the Availability of Car Parking), 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 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 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
- 5 For the avoidance of doubt you are advised that the application drawings approved as part of this permission are those individually listed above by drawing number, and not those contained within any of the reports or statements listed above.
- 6 TfL advise that The Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012. During this period, there will be an impact on construction works, utility works and highway licensed activities (for example, skips and building materials) if they affect the roads designated as a part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available. Given this, highway works and licences could therefore be affected on occasions during the Games period. Requests to utility providers to provide any additional water, gas, electricity or telecommunications connections should also be made sufficiently well in advance of this period.

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