

Mr Nigel Bennett
Metropolis Planning & Design
30 Underwood Street
London
N1 7JQ

Application Ref: **2011/4860/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

3 January 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:

5A Greville Place

London

NW6 5JP

Proposal:

Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Site location plan; Report on Proposed Structural Works by Packmanlucas dated 29th Nov 2011; 569_GA_00 RevB; 569_GA_01 RevB; 569_GA_02 RevB; 569_GA_LG RevB; 569_GA_RF RevB; 569_GE_01 RevD; 569_GE_02 RevD; 569_GS_01 RevD & 569_GS_02

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 details of the sections, elevations and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 existing side boundary walls used to screen the roof terrace, as shown on the approved drawings ,shall be permanently retained and maintained.

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 No development shall take place until full details of resurfacing works to the front forecourt have been submitted to and approved by the Council. Such details shall demonstrate how sustainable drainage measures will be achieved. 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 [if landscape details], [CS15 if trees only and/or in CA] of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be confirmed in writing to 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 protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Report on Proposed Structural Works by Packmanlucas dated 29th Nov 2011; 569_GA_00 RevB; 569_GA_01 RevB; 569_GA_02 RevB; 569_GA_LG RevB; 569_GA_RF RevB; 569_GE_01 RevD; 569_GE_02 RevD; 569_GS_01 RevD & 569_GS_02

Reason:

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

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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; 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; 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.

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