

Mr Tim Johnstone
The London Planning Practice
61 Chandos Place
Covent Garden
London
WC2N 4HG

Application Ref: **2011/4061/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

25 November 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:
12 Greenaway Gardens
London
NW3 7DH

Proposal:
Alterations and extensions including two-storey side and two-storey rear extension, alterations to dormers on side and rear roofslopes and enlargement of basement all in connection with existing single family dwellinghouse (Class C3).

Drawing Nos: 988-P00, P01revB, P02revB, P03revB, P04revB, P05revB, P06revB, P07revB, P08revB, P09revB, P10revB, P11revB, P12revB, P13revB, P14revB, P15revB; 988-P120revD, P121revD, P122revD, P123revD, P124revD, P125revD, P126revD, P127revE, P128revC, P129revE, P130revC, P131revC, P132revB, P133revC, P134revC, P135, P136, P137revA, P138revB, P139revA, P140revA, P141revA, P142revA, P143revA; Statement on Proposed Alterations to the Main Roof dated 04/10/11 by Hill Mitchell Berry; Assessment of effects of lateral retaining wall displacement of adjacent structures dated 28/07/11 by Webb Yates Engineers Revision X2; Stage C Structural Report dated 28/07/11 by Webb Yates Engineers Revision X4; Basement Impact Assessment dated 02/07/11 by Arup Issue 2; Sustainability Statement dated 28/07/11 by Richard Hodgkinson Consultancy; Daylight/Sunlight Report dated 28/07/11 by Savills; Heritage Statement dated July 2011 by



Turley Associates; Arboricultural Impact Assessment report dated 29/07/11 by Landmark Trees; Plant Noise Assessment Report 4308/PNA dated 25/07/11 by RBA Acoustics Revision 1; Construction Management Plan dated 28/07/11 by Webb Yates Engineers Revision X2; Planning Statement dated July 2011 by London Planning Practice Ltd; E-mail from Savills dated 23/09/11.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new external doors and typical new windows.

b) Samples and/or manufacturer's details of all new roofing materials.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour, texture and size, those of the existing historic 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.

- 4 The development hereby approved shall not commence until such time as a suitably experienced and qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of the demolition and 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. Evidence of 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 safeguard the appearance and structural stability of the building and the character of the immediate area in accordance with the requirements of 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.

- 5 The temporary and permanent works relating to the construction of the basement shall not be carried out other than in complete accordance with the recommendations relating to subterranean groundwater flow, set out in Chapter 8 of the Arup Basement Impact Assessment hereby approved.

Reason: To safeguard the local water environment, amenity of neighbours and the character of the immediate area in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP23, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

- 7 The development shall not be occupied until such time as a Post-Construction EcoHomes Certificate, prepared by a suitably qualified and certified EcoHomes assessor, demonstrating how the development has achieved the EcoHomes standard of at least 'Very Good', has been submitted to and approved in writing by the Council. All measures required to achieve such level shall be retained and maintained thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the

plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 A sample panel of the facing brickwork demonstrating the proposed colour, size, texture, face-bond and pointing shall be provided on site and approved in writing by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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.

- 10 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. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 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.

- 11 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 policy 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.

- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:

988-P00, P01revB, P02revB, P03revB, P04revB, P05revB, P06revB, P07revB, P08revB, P09revB, P10revB, P11revB, P12revB, P13revB, P14revB, P15revB; 988-P120revD, P121revD, P122revD, P123revD, P124revD, P125revD, P126revD, P127revE, P128revC, P129revE, P130revC, P131revC, P132revB, P133revC, P134revC, P135, P136, P137revA, P138revB, P139revA, P140revA, P141revA, P142revA, and P143revA.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

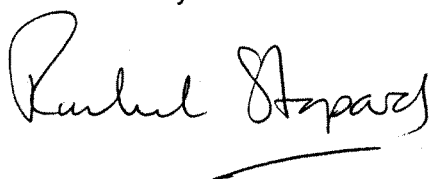
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS13 (Tackling climate 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) and CS19 (Delivering and monitoring the core strategy) the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of good and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells) and 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.

- 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 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.

- 4 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.
- 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

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

Yours faithfully



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.