

Mr Terry Foulsham
The Basement Design Studio
Suite 17
Maple Court
Grove Park
White Waltham
Berkshire
SL6 3LW

Application Ref: **2011/2800/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

10 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

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
**24 Eton Avenue
London
NW3 3HL**

Proposal:

Excavation of new basement floor, including new lightwells covered by grilles to front, side and rear elevations of the existing dwelling house (Class C3)

Drawing Nos: 11-021-01A Sheet 1 of 3; Sheet 2 of 3; Sheet 3 of 3; 11-021-02B Sheet 1 of 5; Sheet 2 of 5; Sheet 3 of 5; Sheet 4 of 5; Sheet 5 of 5; 722586/002 rev B; Flood Risk Assessment; Method Statement - New Basement Construction dated 07/07/2011; Design Philosophy from MMP Design; Extract of Environment Agency Risk of Flooding from Rivers and Sea Map; Sustainability Statement from The Basement Design Studio.

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 11-021-01A Sheet 1 of 3; Sheet 2 of 3; Sheet 3 of 3; 11-021-02B Sheet 1 of 5; Sheet 2 of 5; Sheet 3 of 5; Sheet 4 of 5; Sheet 5 of 5; 722586/002 rev B; Flood Risk Assessment; Method Statement - New Basement Construction dated 07/07/2011; Design Philosophy from MMP Design; Extract of Environment Agency Risk of Flooding from Rivers and Sea Map; Sustainability Statement from The Basement Design Studio.

Reason:

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

- 4 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 inspect, approve and monitor the critical elements of construction to ensure compliance with the design which has been checked and approved by a building control body 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.

- 5 The details of the grilles to the lightwells 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. 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

building and 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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

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 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
- 4 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); 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 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP27 (Basements and lightwells); 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.

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