



Development Control  
Planning Services  
London Borough of Camden  
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Tony Fretton Architects  
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London  
EC2A 4LD

Application Ref: **2011/1710/P**  
Please ask for: **Jamie Forsman**  
Telephone: 020 7974 **2630**

20 October 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:  
**4 Templewood Avenue**  
**London**  
**NW3 7XA**

#### Proposal:

Excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3) following works of demolition to dwelling.

Drawing Nos: 251\_PL\_001; 002; 100; 101; 102; 103; 104; 110; 111; 112; 120; 121; 122; 123; 200/01; 200/2; 201/01; 201/02; 202; 203; 204; 205, 210, 220; 300; 301/01, 301/02; 306; 307, 308; 320; 321; 322; 323; 900; 901; 902; 903; 904; 905; 906; 907; 908, Basement Impacts Assessment (Issue 2), Hydrology Report, Design and Access Statement, Basement Stability Report (Revision X2).

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 Prior to first occupation of the development, the recommendations in the Sustainable Urban Drainage Statement (Revision:x1) prepared by Webb Yates Engineers, shall be implemented in full to achieve a peak outflow rate from the site of 5L/s. The installed measures shall and thereafter be permanently retained and maintained in accordance with the manufacturers recommendations.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with 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.

- 3 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 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.

- 4 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 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 No works shall commence on site until a method statement for the protection of trees implicated in the development, which are to be retained, is submitted to and approved by the Council.

Reason: to ensure that the Council may be satisfied that the implementation of the development does not have an adverse affect on trees to be retained in order to maintain the character and amenities of the area in accordance with the requirements of policy CS14 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.

- 6 Works shall not commence on site until the Council's Tree Officer has inspected and approved in writing the implementation of the tree protection measures set out in the approved tree protection methodology.

Reason: to ensure that the Council may be satisfied that the implementation of the development does not have an adverse affect on trees to be retained in order to maintain the character and amenities of the area in accordance with the requirements of policy CS14 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.

- 7 Prior to the first beneficial occupation of the development, the applicant shall have installed the ground source heat pump and solar collectors, referred to in the Environmental Strategy 251\_07A\_101110, and such measures thereafter shall be permanently retained and maintained in accordance with the manufacturers recommendations.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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 dormer windows at a scale of 1:5 with typical glazing bar details at 1:1.

b) Specific details of materials and methods of opening and detailed elevation plans for the new front entrance gates

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework

Development Policies

- 9 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies..

- 10 Samples of all materials for new build and replacement elements, including a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond, pointing, and a 1m x 1m sample panel of the replacement roof tiles, shall be provided on site and approved 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.

- 11 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 both 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. 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 policy CS14 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/ Drawing Nos.

251\_PL,\_001;002;100;101;102;103;104;110;111;112;120;121;122;  
123;200/01;200/02;201/01;201/02;202;203;204;205,210,220;300;301/01  
301/02;306;307,308;320;321;322;323;900;901;902;903;904;905;906;907;908,  
Basement Impacts Assessment (Issue 2), Hydrology Report, Design and Access  
Statement, Basement Stability Report (Revision X2).

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

- 13 Notwithstanding the details on the drawings hereby approved the development shall not be occupied until such time as the French doors/casement windows at first floor level to 'Guest Bedroom 1' on the West elevation have been fitted with

obscure glazing and fixed shut to a height of 1.8 metres. Such measures shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of residential 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.

- 14 The development shall not be occupied until such time as all windows on the West elevation not shown as 'Clear Glass' on the approved drawings have been fitted with obscure glazing and fixed shut to a height of 1.8 metres. Such measures shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of residential 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.

- 15 The flat roof to the West facing extension at first floor level shall not be used as a terrace at any time.

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.

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.

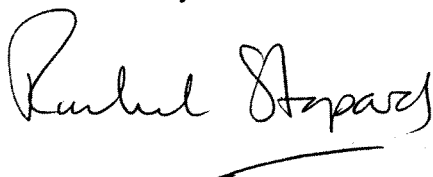
- 3 Thames Water advises that in order to prevent risk of flooding or surcharging (i) the pool only be emptied overnight or in dry periods (ii) the discharge rate is controlled such that it does not exceed flow rate of 5 litres/second into the public sewer network. Any pool with a volume exceeding 10 cubic metres of water will need metering. You are advised to contact Thames Water on 0845 9200 800.
- 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 Reasons for granting planning permission/conservation area consent/listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS6 Providing Quality Homes, CS11 Promoting sustainable and efficient travel, CS13 Tackling Climate Change through promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage, and CS15 Protecting and Improving our parks and Open Spaces, and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 Making full use of Camden's capacity for housing, DP5 Homes of different sizes, DP6 Lifetime homes and wheelchair homes, DP18 Parking standards and limiting the availability of car parking, DP20 Movement of goods and materials, DP21 Development connecting to the highway network, DP22 Promoting sustainable design, DP25 Conserving Camden's Heritage, DP26 Managing the impact of development on occupiers and neighbours, and DP27 Basements and Lightwells. It is considered that the proposed demolition and development are acceptable in terms of design and scale and would preserve the character and appearance of the building, street scene and the wider conservation area, and the proposal is not considered to prejudice the amenities of neighbouring occupiers.

- 6 You are advised that the Council expects proposals for a number of replacement trees and shrubs of a type and mature height which would be characteristic of the area to accompany the landscaping details to be submitted further to condition 3.

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](http://www.camden.gov.uk/planning).

