

Martin Canaway
Canaway Fleming Architect
307-308 Dutch House
High Holborn
London WC1V 7LL

Application Ref: **2010/4924/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

19 September 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

Renewal of Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Wildwood Lodge
9 North End
London
NW3 7HH

Proposal:

Renewal of planning permission (ref 2007/2895/P) granted on 1/10/2007 for the erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the planning permission dated 7/11/06 (Ref: 2006/3956/P) for demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external alterations, and alterations to front boundary wall

Drawing Nos: site location plan (received 29.7.11); 025/A/0100- 0119, 0130, 0131A, 0132A, 0133B, 0134A, 0135A, 0136B, 0140B, 0141B, 0142B, 0143B, 0144, 0004, 0005, 0006, 0007, 0008, 0009, 0201, 0220, 0221B, 0222A, 0223, 0224A, 0226, 0227, 0228, 0229A;

Ground investigation at 9 North End- letter by Ground Engineering dated 24.1.2008;



Structural Appraisal by TWA (GB/8250- Version 1.0 dated 19th May 2011); Construction Management Plan (draft) for application ref 2010/4924/P (received 25.5.11)

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 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. In particular, notwithstanding the details shown on the plans hereby approved, the new garage block shall have brick walls to match adjoining walls and not render.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 No development shall take place until full details of hard and soft landscaping 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 policies 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.

- 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, 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 policies 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.

- 6 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 and the area generally 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans- 025/A/0100- 0119, 0130, 0131A, 0132A, 0133B, 0134A, 0135A, 0136B, 0140B, 0141B, 0142B, 0143B, 0144, 0001, 0004, 0005, 0006, 0007, 0008, 0009, 0201, 0220, 0221B, 0222A, 0223, 0224A, 0226, 0227, 0228, 0229A; Ground investigation at 9 North End- letter by Ground Engineering dated 24.1.2008; Structural Appraisal by TWA (GB/8250- Version 1.0 dated 19th May 2011); Construction Management Plan (draft) for application ref 2010/4924/P (received 25.5.11).

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

- 8 No construction shall take place until detailed design and method statements for all foundations, basements and ground floor structures and any other structures proposed below ground level (including piling), have been submitted to and approved by the Council. The statements shall- provide details on all structures; accommodate the location of the existing London Underground structures and

tunnels; accommodate ground movement arising from the construction thereof; and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with these approved details and all structures and works comprised within the development hereby permitted, which are required by the approved design statements in order to procure the matters mentioned in this condition, shall be completed in their entirety before occupation of any part of the building.

Reason: to ensure that development does not impact upon existing London Underground transport infrastructure, in accordance with the requirements of policy 3C.4 of the London Plan, policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 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. [Delegated]

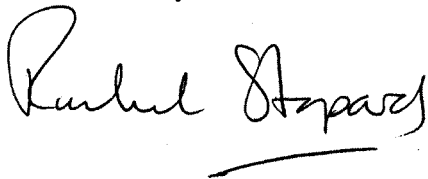
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - Managing the impact of growth and development, CS11 - Promoting sustainable and efficient travel, CS14 - Promoting high quality places and conserving our heritage; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP18 - Parking

standards and the availability of car parking, DP20 - Movement of goods and materials, DP21 - Development connecting to highway network, 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.

- 5 With reference to condition 8 above, you are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to demolition, drainage, excavation, construction methods, security, boundary treatment, safety barriers, landscaping and lighting. For more information, please contact Nathan Darroch of LUL on tel 020-7126-2774.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.

