

Marco Ferrara
Living in Space
43 England's Lane
London
NW3 4YD

Application Ref: **2011/0945/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

18 July 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

Address:

Flat A
47 Howitt Road
London
NW3 4LU

Proposal:

Extension of existing basement to accommodate 2 bedrooms including creation of lightwells to front and rear and erection of single storey rear extension at ground floor level all in connection with existing flat (Class C3).

Drawing Nos: EX-001A; EX-002A; EX-003A; GA-001A; EL-001A; SE-001A; J024864/01A; J024864/02A; J024864/03A; 047HOW/S004 PL; MS/01; Daylight and Sunlight Report by GL Hearn dated 21/02/11; Construction Method Statement by Green Structural Engineering Limited.

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 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.

- 3 Notwithstanding the drawings hereby approved, the railings around the front lightwell are not approved by this permission and detailed drawings of a grille or an alternative method of protecting the lightwell shall be submitted to and approved in writing by the local planning authority prior to commencement of the development. The development shall only be carried out in accordance with any such approved details.

Reason: To ensure the appearance of the front lightwell and associated structures preserves and enhances the appearance and character of the building and conservation area in accordance with 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 permitted shall be carried out in accordance with the following approved plans:

EX-001A; EX-002A; EX-003A; GA-001A; EL-001A; SE-001A; J024864/01A; J024864/02A; J024864/03A; 047HOW/S004 PL; and MS/01.

Reason:

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

- 5 No development shall take place until full details of hard and soft landscaping of the front garden have been submitted to and approved by the Council. 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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); CS16 (Improving Camden's health and well-being); CS18 (Dealing with Our Waste and Encouraging Recycling) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of Goods and Materials); 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 officer's 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 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.

4 You are advised that front garden hedges are an important feature of this conservation area. Condition 5 of this permission requires you to submit details of hard and soft landscaping of the front garden for approval by the Council. The Council would like to see a hedge replanted following the basement works. In order to accommodate this you may need to marginally reduce the depth of the basement lightwell, this amendment which is likely to be considered to be a non-

material amendment could form part of the submission under condition 3.

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