

Lidia Szopinska
47 Arlington Road
Camden
London
NW1 7ES

Application Ref: **2011/0723/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

20 June 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

Address:
**47 Arlington Road
London
NW1 7ES**

Proposal:

Erection of two storey rear extension at lower and upper ground levels; additions and alterations to rear roof terrace at second floor; excavation of existing front vault, alterations to fenestration, doorway and entrance lean-to at front lower ground level; retrospective addition of mouldings to upper floor windows to front elevation and raising of roof ridge height, all to dwelling house (Class C3).

Drawing Nos: Location plan; 100_20_210/c; 286_20_401; Vault Survey; 286_20_200 'Provisional' dated 22.4.2011; 286_20_201 Revision b 24.05.2011; 286_20_210 rev B 15.4.11; 286_20_221 Vault section; 286_20_221 Section AA rev A 22.04.2011; 286_20_223 Sections Sheet 3; 286_20_223 Balcony/Shower rev E 19.5.11; 286_30 Vault Section Rev Cross Section A 15.4.11; 286_20_232; 286_20_233 rev C; 286_20_404; 286_20_420 'Retrospective'; 286_20_420 Existing section AA front and rear elevations; d-01; 286_100; Structural details comprising 3166/a3/01a, 02a, 03a, 04a, 05a, 06a, 11a, 12a, a3/tw3, tw4; 05-1537 dwg 01 rev P1; Architrave section moulding; Report on inspection of rear party wall/boundary wall by NFM Engineering 31/3/2010; Risk assessment for structural work at 47 AR by MF Moore July 2010; Trial pit details sheets SK/a4/TP1, 2, 3;



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Location plan; 100_20_210/c; 286_20_401; Vault Survey; 286_20_200 'Provisional' dated 22.4.2011; 286_20_201 Revision b 24.05.2011; 286_20_210 rev B 15.4.11; 286_20_221 Vault section; 286_20_221 Section AA rev A 22.04.2011; 286_20_223 Sections Sheet 3; 286_20_223 Balcony/Shower rev E 19.5.11; 286_30 Vault Section Rev Cross Section A 15.4.11; 286_20_232; 286_20_233 rev C; 286_20_404; 286_20_420 'Retrospective'; 286_20_420 Existing section AA front and rear elevations; d-01; 286_100; Structural details comprising 3166/a3/01a, 02a, 03a, 04a, 05a, 06a, 11a, 12a, a3/tw3, tw4; 05-1537 dwg 01 rev P1; Architrave section moulding; Report on inspection of rear party wall/boundary wall by NFM Engineering 31/3/2010; Risk assessment for structural work at 47 AR by MF Moore July 2010; Trial pit details sheets SK/a4/TP1, 2, 3;

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

- 4 Prior to the commencement of development, details of the green wall including planting species, substrate and a section at scale of 1:20 showing how the construction would support the long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green wall shall be fully provided in accordance with the approved details prior to completion of the works and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the

London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies..

- 5 The basement level accommodation shall not at any time be used for purposes other than those ancillary to the use of the property as a single family dwelling.

Reason: In order to protect the amenity of occupiers from unreasonable overlooking arising from the use of the roof terrace and to ensure that the impact of any sub-division of the planning unit is properly assessed, 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.

Informatives:

- 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 CS16 (Improving Camden's health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies 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) and DP27 (Basements and lightwells). 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 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.
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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).

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