

Mr Jeremy Wight
Brod Wight Architects
75 Haverstock Hill
London
NW3 4SL

Application Ref: **2011/1814/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

6 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

Full Planning Permission Granted

Address:
18 Prince Arthur Road
London
NW3 6AY

Proposal:

External alterations and additions including enlargement of the lower ground floor and creation of front lightwell covered by glazed rooflight, erection of part 1, part 2 storey rear extension at lower ground and ground floor level and creation of terrace with spiral stairs to garden at rear ground floor level, rooflights on front, rear and side roofslopes and alterations to windows and doors rear and side at lower ground and ground floor level all in connection with the conversion of 3 flats at lower ground floor level and 1 x 5 bed flat at lower ground, ground, first, second and third floor level (Class C3).

Drawing Nos: 1003- S01, 02, 03, 04, 05, 06, 07; 1003 AP01, 02a, 03, 04a, 05a, 06a, 07a;
Structural Report-April 2011 ref. 4309; TREE REPORT - TC-1-38-2754; Basement Screening Report dated 25th of May 2011.

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 use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

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.

- 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, or prior to the occupation for the permitted use 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, 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 work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 1989 Trees in Relation to Construction.

Reason: To ensure that existing trees are protected in accordance with the requirements of policy 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 The development hereby permitted shall be carried out in accordance with the following approved plans 1003- S01, 02, 03, 04, 05, 06, 07; 1003 AP01, 02a, 03, 04a, 05a, 06a, 07a; Structural Report-April 2011 ref. 4309; TREE REPORT - TC-1-38-2754; Basement Screening Report dated 25th of May 2011.

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

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 CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS14 (Promoting high Quality Places and Conserving Our Heritage) and 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 DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetimes Homes and Wheelchair Housing), DP16 (The Transport implications of development), DP17 (Walking, Cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of Goods and Materials), DP22 (Promoting Sustainable Design and Construction), DP23 (Water), DP24 (Securing High Quality Design), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 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 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.
- 3 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).

- 4 The applicant is advised for the avoidance of doubt that the two residential units hereby granted planning permission are separate planning units.

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