

Mr Gordon Jefferys
KSR Architects
14 Greenland Street
London
NW1 0ND

Application Ref: **2010/5371/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

15 March 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 Subject to a Section 106 Legal Agreement

Address:
**1 Frogna Gardens
London
NW3 6UY**

Proposal:

Remodelling of rear elevation, alterations to roof and addition of rear garden basement in association with conversion of three existing residential flats into four bedroom residential dwelling and lower ground floor self-contained studio following partial demolition of existing building.

Drawing Nos: Location plan; FGG-PL-001, 002 REV A, 501, 502, 503, 504, 510, 511, 512, 513, 514, 515, 90 rev C, 100 REV C, 110 REV B, 120 REV C, 200 REV A, 210 REV A, 300 REV B, 310 REV B, 320 REV B, 330 REV B, 340 REV A; 10/1485/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14; FGG-X-340; 1495-11-01; Effects of construction of proposed basement on adjacent structures, report by Elliottwood dated Oct 2010; Code for Sustainable Homes Review by Hoare Lee dated 13.12.2010; Drainage Strategy Report by Elliottwood proj 209700.9; Approach to Energy to support planning application by Hoare Lee 13/12/2010; Sustainability statement by Hoare Lee dated 21 June 2010; Hydrogeological Review by Elliottwood Oct 2010; Noise control strategy report by Hoare Lee 02/08/10; Indicative planting scheme by Bowles & Wyer; Structural Engineering Notes



by Elliottwood October 2010 including Report on Ground investigation by SAS May 2010; Arboricultural impact appraisal and method statement by Barrell July 2010;

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.

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 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 1989. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4 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 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 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 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 Before the use commences, the plant equipment hereby approved shall be provided with acoustic isolation and sound attenuation in accordance with the scheme and recommendations detailed in the acoustic report hereby approved by the Council. The equipment and acoustic attenuation measures shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

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.

- 8 No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development 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 Structural Engineers' drawings and method statements for both permanent and temporary works of construction of the new basement in respect of ensuring the stability and support of the retained fabric of the existing building, as prepared by a suitably qualified chartered engineer with membership of the appropriate professional body shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant work shall be carried out in accordance with such approved details.

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 Core Strategy and policies DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; FGG-PL-001, 002 REV A, 501, 502, 503, 504, 510, 511, 512, 513, 514, 515, 90 rev C, 100 REV C, 110 REV B, 120 REV C, 200 REV A, 210 REV A, 300 REV B, 310 REV B, 320 REV B, 330 REV B, 340 REV A; 10/1485/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14; FGG-X-340; 1495-11-01; Effects of construction of proposed basement on adjacent structures, report by Elliottwood dated Oct 2010; Code for Sustainable Homes Review by Hoare Lee dated 13.12.2010; Drainage Strategy Report by Elliottwood proj 209700.9; Approach to Energy to support planning application by Hoare Lee 13/12/2010; Sustainability statement by Hoare Lee dated 21 June 2010; Hydrogeological Review by Elliottwood Oct 2010; Noise control strategy report by Hoare Lee 02/08/10; Indicative planting scheme by Bowles & Wyer; Structural Engineering Notes by Elliottwood October 2010 including Report on Ground investigation by SAS May 2010; Arboricultural impact appraisal and method statement by Barrell July 2010;

Reason:

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

- 11 The lower ground floor flat shall not be occupied at any time other than as a self-contained dwelling independent of the residential property above.

Reason: In order that the dwelling continues to contribute to the provision of permanent housing in the borough for which there is a demonstrable need, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and DP2 of the Development Framework Development Policies.

- 12 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. The appointment shall be confirmed in writing to the Council prior to the commencement of development.

Reason: To safeguard the appearance and structural stability of the retained structure and neighbouring buildings and the character of the Hampstead

Conservation Area in which the dwelling is identified as a positive contributor, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting planning permission/conservation area consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), 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), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Housing size mix), DP6 (Lifetime homes and wheelchair homes), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), 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), DP29 (Improving access) and DP32 (Air quality and Camden's Clear Zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- acceptable quality of design having regard for local context; environmentally sustainable development measures, design of basement taking account of lower water conditions and stability of buildings.

2 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.

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, Urban Design and Renewal, Camden Town Hall,

Argyle Street, WC1H 8EQ

- 4 You are advised that the Highways Management Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 6956 for further advice and information.
- 5 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).
- 6 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613