

Mr John Cameron
Argent Design Ltd
100 George Street
London
U.K.
W1U 8NU

Application Ref: **2010/2459/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

9 August 2010

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:

37 Elsworthy Road

London

NW3 3BT

Proposal:

Erection of a basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3).

Drawing Nos: Arboricultural impact assessment report dated 26/03/2010; Structural engineers report dated April 2010; Site location plan; 37ER-PL-002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013; 100; 102 rev.A; 103 rev.A; 104 rev.A; 105 rev.A; 106 rev.A; 107 rev.A; 108 rev.A; 110; 111 rev.A; 112 rev. A; 113 rev.A

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 Details of the design of the basement foundations/walls and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policies N8 (protection of trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy SD9 (water) of the London Borough of Camden Replacement Unitary Development Plan 2000, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Arboricultural impact assessment report dated 26/03/2010; Structural engineers report dated April 2010; Site location plan; 37ER-PL-002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013; 100; 102 rev.A; 103 rev.A; 104 rev.A; 105 rev.A; 106 rev.A; 107 rev.A; 108 rev.A; 110; 111 rev.A; 112 rev. A; 113 rev.A;

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life); SD6 (amenity for occupiers and neighbours); SD9 (water); B1 (general design principles); B3 (alterations and extensions); B7 (conservation areas); N5 (bio-diversity); N8 (trees). 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 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.

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