

**Development Control
Planning Services**
London Borough of Camden
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London WC1H 8ND

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Mr William Smith
Turley Associates
25 Saville Row
London
W1S 2ES

Application Ref: **2010/0911/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 2516

24 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 Subject to a Section 106 Legal Agreement

Address:
4 Frognal Way
London
NW3 6XE

Proposal:

Alterations and extensions to an existing single family dwelling including the creation of a mansard roof extension to create an additional storey, side and rear three storey extensions, and a remodelled rear elevation, including balconies at second floor level, and rear facing windows partially hidden behind a parapet to the proposed rear roof slope.

Drawing Nos: Location plan;

18843/E/09; 10; 11; 12;

18843/09; 10; 11; 12;

1101/D 01; 02;

1101/AP 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16

1101/S 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 13; 14; 15; 16;

Planning and conservation statement; Landscape design statement; Arboricultural implications report;

Structural engineers report for planning application; Soft landscape plan; Hard landscape plan;



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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3** 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 policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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, 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 policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5** A structural report/methodology setting out full details of the proposed method of supporting the retained elements of the building shall be submitted to the Council and approved in writing before any works on site are commenced. Thereafter, the works of demolition and rebuilding shall not be carried out otherwise than in strict

accordance with the approved details.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy B7 of the London Borough of Camden Unitary Development Plan 2006.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; 18843/E/09; 10; 11; 12; 18843/09; 10; 11; 12; 1101/D 01; 02; 1101/AP 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; 1101/S 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 13; 14; 15; 16; Planning and conservation statement; Landscape design statement; Arboricultural implications report.

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

Informative(s):

- 1 Reasons for granting planning 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 SD6 Amenity for occupiers and neighbours, SD9 Resources and energy, H7 Lifetime homes and wheelchair housing, B1 General design principles, B3 Alterations and extensions, B7 Conservation areas, N5 Biodiversity, N8 Ancient woodlands and trees, T12 Works affecting highways. Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- the design respects its site and setting, does not harm the positive contribution the building makes to the conservation area, nor harms the amenity of adjoining occupiers.

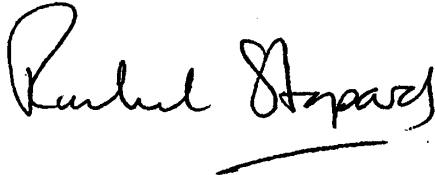
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Highways Management

Team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 5 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

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.