

Mr Ian Reed  
Jane Duncan Architects  
The Old Warehouse  
Chalfont Station Road  
Little Chalfont  
Amersham  
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HP79PN

Application Ref: **2010/2772/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

25 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

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**2 Maresfield Gardens  
London  
NW3 5SU**

Proposal:

Amendment to planning permission granted on 12 March 2009 (ref 2008/2288/P) including revision of internal layouts to provide vertically arranged duplex apartments, extension at lower ground floor level, addition of rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in rear garden.

Drawing Nos: TM-1209-L-001; TM-1209-E-002A; TM-1209-E-110A; TM-1209-E-120A; TM-1209-E-200A; TM-1209-E-210A; TM-1209-E-300A; TM-1209-D-100; TM-1209-D-200; 20334/M/1005 P1; 20334/M/1006 P1; 20334/M/1007 P1; TM-1209-P-002 Rev A, 110 Rev A, 120 Rev A, 200 Rev A, 210 Rev A, 300 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 shall be carried out in accordance with the following approved plans: TM-1209-L-001; TM-1209-E-002A; TM-1209-E-110A; TM-1209-E-120A; TM-1209-E-200A; TM-1209-E-210A; TM-1209-E-300A; TM-1209-D-100; TM-1209-D-200; 20334/M/1005 P1; 20334/M/1006 P1; 20334/M/1007 P1; TM-1209-P-002 Rev A, 110 Rev A, 120 Rev A, 200 Rev A, 210 Rev A, 300 Rev A

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

- 2 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 are 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 properties within and adjoining the site in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Full details of any future plant within the rear garden enclosure, including manufacturer's specifications, plans of equipment layout and an acoustic report to demonstrate that Camden's noise standards shall be met as set out in condition 2, including any recommendations or requirements for acoustic isolation and sound attenuation, shall be submitted to and approved by the Council before the commencement of the development. The plant and any acoustic isolation shall be installed in accordance with the recommendations of the acoustic report and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the properties within and adjoining the site in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### 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 SD6 (Amenity for Occupiers & Neighbours), B1 ( General Design Principles), B3 ( Alterations & Extensions), B7 ( Conservation Areas ), H8 ( Mix of units). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded that you need to comply with the conditions attached to the original planning permission granted on 12 March 2009 (2008/2288/P) which this

- permission amends.
- 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 You are advised that details of location and footings of any bin store, lowering of ground areas in the front garden and the construction of pathways within the site should be submitted as part of the landscape details in accordance with condition 3 of the original permission. Excavation works for any of these elements which would be in proximity to retained or planned trees and which may effect root systems are unlikely to be acceptable.
  - 5 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.
  - 6 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

### **Disclaimer**

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