

Mr Stuart McLauchlan  
SHH Architects  
1 Vencourt Place  
Hammersmith  
London, UK  
W6 9NU

Application Ref: **2010/2954/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

16 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:

**37 Queens Grove**

**St Johns Wood**

**London**

**UK**

**NW8 6HN**

Proposal:

Excavation to extend the existing basement to incorporate a swimming pool and associated plant to single dwelling (Class C3).

Drawing Nos: 626(P)000 C (Site Location Plan); 626(P)001 E; 626(P)002 E; 626(P)010 D; 626(P)011 D; 626(P)012 D; 626(P)013 C; 626(P)014 C; 626(P)020 H; 626(P)021 K; 626(P)022 H; 626(P)201 D; 626(P)202 D; 626(P)301 J; 626(P)302 H; 626(P)501 C; 3256/M/100 P; 3256/M/200 P; 3256/M/300 P; Technical Design Statement for Planning by Arup dated March 2010; Noise Assessment of plant for swimming pool attached to letter dated 8th March from EMTEC Products Ltd; Arboricultural Implications Assessment and Method Statement Dated 5th June 2010 By ACS Consulting.



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 works on site hereby approved shall commence until the Council's Tree Officer has inspected and approved in writing the implementation of the tree protection measures set out in the approved Arboricultural report.

Reason: To ensure the preservation of the amenity value and health of the trees on the application and adjoining sites and in order to maintain the character and amenities of the area in accordance with the requirements of policies B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the use commences all plant and machinery shall be sound attenuated and vibration isolated from the structure in accordance with the acoustic consultants and manufacturers recommendations such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises.

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

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: 629(P)000 C (Site Location Plan); 629(P)001 E; 629(P)002 E; 629(P)010 D; 629(P)011 D; 629(P)012 D; 629(P)013 C; 629(P)014 C; 629(P)020 H; 629(P)021 K; 629(P)022 H; 629(P)201 D; 629(P)202 D; 629(P)301 J; 629(P)302 H; 629(P)501 C; 3256/M/100 P; 3256/M/200 P; 3256/M/300 P; Technical Design Statement for Planning by Arup dated March 2010; Noise Assessment of plant for swimming pool attached to letter dated 8th March from EMTEC Products Ltd; Arboricultural Implications Assessment and Method Statement Dated 5th June 2010 By ACS Consulting.

Reason:

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

Informative(s):

- 1 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.
- 2 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 .SD2 (planning obligations), SD6 (amenity of occupiers and neighbours), B1 (general design principles), B3 (alterations and extensions), B6 (Listed Buildings), B7 (Conservation Areas), N5 (Biodiversity), N8 (Ancient Woodlands and Trees), N8 (Ancient Woodlands and Trees), T9 (Impact of parking), T12 (Works affecting Highway) and Appendix 1 (Noise and Vibration Thresholds). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.
- 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 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.
- 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 You are advised that Thames Water have requested that the development should incorporate the following:
1. Installing a non-return valve or other suitable device to avoid the risk of backflow at later date, on the assumption that the sewerage network may charge to ground level during storm conditions.
  2. In the event that the swimming pool is to be emptied it should be done so overnight and during dry periods and the discharge rate to be controlled such that not to exceed a flow of rate of 5 litres/ second into the public sewer network in order to prevent the risk of flooding and surcharging of public sewer.
  3. You are advised to contact Thames Water (0845 9200 800) with regard to water metering, as the swimming pool will exceed 10 cubic meters.

### **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***