

Mr Neil Westwick/Ben Kelway
Nathaniel Lichfield and Partners
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2010/3375/P**

Please ask for: **Rob Tulloch**

Telephone: 020 7974 **2516**

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

Address:

3 Wadham Gardens

London

NW3 3DN

Proposal:

Erection of single storey ground floor extension to north-east side and single storey extension to rear following the demolition of existing single storey side and rear extension, creation of new basement with three lightwells, insertion of rooflights to side roof slope and other alterations to fenestration (Class C3).

Drawing Nos: 620(PL)001 Rev B; 002 Rev J; 010 Rev A; 015 Rev D; 016 Rev D; 017 Rev D; 018 Rev D; 020 Rev J; 021 Rev J; 022 Rev J; 023 Rev I; 024 Rev I; 200; 201 Rev D; 202 Rev D; 203 Rev D; 204 Rev D; 205 Rev D; 206 Rev D; 207 Rev D; 208 Rev D; 209 Rev E; 210 Rev B; 211 Rev B; 212; 213; 301 Rev H; 302 Rev H; Arboricultural Impact Assessment Report by Landmark Trees dated 17/06/2010; Method Statement by Haskins Robinson Waters dated June 2010; Specific information relating to the rear garden by Kate Gould Gardens.



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 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) 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 (General design principles) and N8 (Ancient woodland and trees) 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. 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 (General design principles) and N8 (Ancient woodland and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Full details in respect of the green roof as shown on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension shall not be occupied until the

approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 (Biodiversity) and SD9 (Resources and energy) 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:

620(PL)001 Rev B; 002 Rev J; 010 Rev A; 015 Rev D; 016 Rev D; 017 Rev D; 018 Rev D; 020 Rev J; 021 Rev J; 022 Rev J; 023 Rev I; 024 Rev I; 200; 201 Rev D; 202 Rev D; 203 Rev D; 204 Rev D; 205 Rev D; 206 Rev D; 207 Rev D; 208 Rev D; 209 Rev E; 210 Rev B; 211 Rev B; 212; 213; 301 Rev H; 302 Rev H; Arboricultural Impact Assessment Report by Landmark Trees dated 17/06/2010; Method Statement by Haskins Robinson Waters dated June 2010; Specific information relating to the rear garden by Kate Gould Gardens.

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 SD6 Amenity for occupiers and neighbours, SD9 Resources and energy, B1 General design principles, B3 Alterations and extensions, B7 Conservation areas, N5 Biodiversity, N8 Ancient woodlands and trees, T3 Pedestrians and cycling, T7 Off-street parking, T12 Works affecting highways. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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.

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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