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London  
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Application Ref: **2010/3134/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

10 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

#### **Renewal of Full Planning Permission Granted**

Address:

**18-20 Lancaster Grove**

**London**

**NW3 4PB**

Proposal:

Renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses.

Drawing Nos: Site Location Plan; 5115/1; 5115/2; 5115/3; 5115/4; 5115/5A; 5115/6A; 5115/7; 5115/8; 5115/9; 5115/10; 5115/11; 5115/12; & existing layout plans (2 sheets).

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 A Sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and 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 landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved 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.

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, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The erection of fencing for the protection of any tree shown as retained on the approved scheme and any parts of trees overhanging from adjacent sites shall be undertaken in accordance with a scheme to be agreed in writing with the Local Planning Authority. The agreed fencing shall be erected prior to any equipment, machinery or materials being brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

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 of the

London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and within Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The first floor and second floor windows on the western elevation, adjacent to 16 Lancaster Grove, shall be fitted with obscure glazing and fixed shut to a height of 1.8 metres above the internal finished floor level, prior to the first occupation of the dwelling house, and shall be retained and maintained in that condition thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1, S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans 5115/1; 5115/2; 5115/3; 5115/4; 5115/5A; 5115/6A; 5115/7; 5115/8; 5115/9; 5115/10; 5115/11; 5115/12; & existing layout plans (2 sheets).

Reason:

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

Informative(s):

- 1 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).
- 2 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.

3 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), S1 & S2 (Strategic Policy on Sustainable Development), SD1 (Quality of Life), SD6 (Amenity for Occupiers & Neighbours), SD7 (Light, Noise and Vibration Pollution), SD9 (Resources and Energy), B1 (General Design Principles), B7 (Conservation Areas), H1 (New Housing), H3 (Protecting Existing Housing), H7 (Lifetime Homes and Wheelchair Housing), T3 (Pedestrians and Cycling), T9 (Impact of Parking) & N8 (Trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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