

Mr Sebastian Sandler
Xul Architecture
102 Belsize Lane
London
NW3 5BB

Application Ref: **2010/3196/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

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

Householder Application Granted

Address:
Garden Flat
32 Eton Avenue
London
NW32HL

Proposal:
Addition of basement to single family dwelling house (Class C3).
Drawing Nos: Site Location Plan; E.SP-01; EX-102; 103; 104; 105; 106; 107; 108; PA-101;
102; 103; 104; 105; 106; 107; 108; PH-01; P.SP-01;

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 the applicant has submitted a detailed flood risk assessment for the development for approval by the Council. Such assessment to include evidence and analysis from trial pits and/or boreholes as necessary and shall make recommendations for any remediation measures (if necessary). All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To ensure that the development does not cause harm to the water environment, water quality or drainage systems and prevents or mitigates flooding, in accordance with policy SD9b of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 All work shall be carried out in accordance with the Council's document "Guide for Contractors Working In Camden (Feb 2008)" and the Mayor of London's best practice document "The control of dust and emissions from construction and demolition".

Reason: To ensure the preservation of the amenity and health of neighbours in accordance with the requirements of policies SD1, SD6 and SD8b 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 B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas), SD1 (Quality of life), SD6 (Amenity for Occupiers and Neighbours), SD8b (Disturbance from demolition and construction) and SD9B (Energy and Resources Water). 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 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.

- 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 You are advised that Thames Water recommend the incorporation of means of protection for your property, by way of installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

You are advised to contact Thames Water for more details.

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