

Mr Rik Webb  
Claridge Architects  
The TAY Building  
2a Wrentham Avenue  
London  
NW10 3HA

Application Ref: **2010/0969/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 5562

20 July 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:  
**Land to rear of 10 Lady Somerset Road**  
**London**  
**NW5 1UP**

Proposal:  
Erection of a ground and basement level, two bedroom dwelling house on land to rear of 10 Lady Somerset Road (Class C3)  
Drawing Nos: S.00; EX.00; EX.01; GA.00A; GA.01A; GA.02A; GE.00; GE.01A; GE.02A; GE.03; GS.00; GS.01; Arboricultural Implications Report, by Simon Jones Associates, dated February 2010.

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 Before occupation of the dwelling hereby approved, the 2 ground floor bedroom windows on the north elevation shall be obscure glazed and fixed shut and shall be permanently retained and maintained as such thereafter.

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

- 4 The flat roofs of the dwelling, denoted as brown roofs on the drawings hereby approved, shall not be used as amenity roof terraces.

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

- 5 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) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

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.

- 6 Notwithstanding the details shown on the drawings hereby approved, prior to the first occupation of the building a plan showing details of biodiverse green roofs (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance) shall be submitted to and approved in writing by the local planning authority. The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9, N5 and B1 of the London

Borough of Camden Replacement Unitary Development Plan 2006.

- 7 No development shall take place until full details of hard and soft landscaping, including a tree and green wall in the rear courtyard, 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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 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 or any phase of the development, whichever is the sooner. 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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Prior to the commencement of works on site, full plans and structural details in respect of the excavations and structural integrity of the adjoining highway shall be submitted to and approved by the Council and the development shall be subsequently carried out in accordance with the approved details.

Reason: To ensure that the structural integrity of the adjoining highway is not compromised by the works in accordance with policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: S.00; EX.00; EX.01; GA.00A; GA.01A; GA.02A; GE.00; GE.01A; GE.02A; GE.03; GS.00; GS.01; Arboricultural Implications Report dated February 2010.

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

- 11 Before the development commences, details of how the proposed development will meet all 16 lifetime home standards where relevant shall be submitted to and approved by the Council. The approved details shall thereafter be provided in their entirety prior to the first occupation of the dwelling and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides accessible accommodation for

future occupiers and their changing needs over time, in accordance with the requirements of policy H7 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 SD1 (Quality of life); SD6 (Amenity for occupiers and neighbours); SD9 (Resources and energy); B1 (General design principles); T1 (Sustainable Transport); T3 (Pedestrians and Cycling); T8 (Car free housing and car capped housing); T9 (Impact of Parking); T12 (Works affecting highways); N5 (Biodiversity) and N8 (Ancient woodland and trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

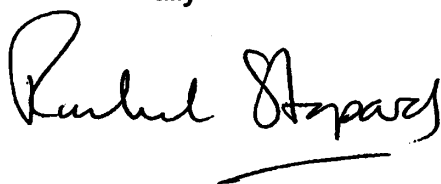
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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.
- 4 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.
- 5 You are advised that Thames Water has commented in respect of drainage for the site; in particular they request that the development incorporates a 'non-return value' or other suitable device to avoid the risk of backflow, and that suitable provisions should be made with regard to surface water drainage. You are advised to contact Thames Water (tel 01923 898072) directly for further advice on this matter.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment)

Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 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.
- 9 With regard to condition no. 11, you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 10 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).