

Ms E Burnett
Paul Archer Design Ltd
13-27 Brunswick Place
London
N1 6DX

Application Ref: **2010/0835/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 3500

12 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:
16A Grafton Crescent
London
NW1 8SL

Proposal:

Erection of a new two storey plus basement dwelling house (Class C3) on land behind Nos. 16-23 Grafton Crescent with access off Grafton Crescent.

Drawing Nos: Site Location Plan; 468.102; 468.105; 468.106; 468.201/a; 468.202/a; 468.203/a; 468.204/a; 468.205/a; 468.206/a; 468.207/a; 468.208/a; 468.209/a; 468.210; 468.211/a; 468.216; 468.217; Arboricultural Report dated 6th May 2010; Pool water services document dated 01.03.2010; Air Handling Specification dated 01.03.2010; Ground Investigation Report dated November 2002; Lifetime Homes Statement dated February 2010; Schedule of materials

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 Prior to commencement of development, details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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 premises and the area generally in accordance with the requirements of policy SD6 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until full details of hard and soft landscaping, including proposed surfaces and planting on the raised ground floor podium deck, have been submitted to and approved by the Council. 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 and biodiversity in the scheme in accordance with the requirements of policies B1, N5 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. The trees shall be retained and protected in accordance with the recommendations set out in the Arboricultural Report dated 25th November 2008 hereby approved, and shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

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 policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 All new external work to the boundary walls shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the adjoining walls, 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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 No development shall take place until the programme of ground investigation and remediation measures as proposed in the Ground Investigation Report hereby approved has been implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Prior to the first occupation of the building, a plan showing details of the proposed green roof, 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 roof 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.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans- 468.102; 468.105; 468.106; 468.201/a; 468.202/a; 468.203/a; 468.204/a; 468.205/a; 468.206/a; 468.207/a; 468.208/a; 468.209/a; 468.210; 468.211/a; 468.216; 468.217;

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

- 11** The 2 recessed west-facing window panes at 1st floor level (ie. those directly facing the rear of Grafton Crescent properties) shall be obscure glazed and fixed shut up to a point 1.7m above floorlevel and shall be permanently retained 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.

- 12** The use of the south facing balcony as a terrace shall not commence until the privacy screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained and maintained 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.

- 13** 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 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 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.

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** 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

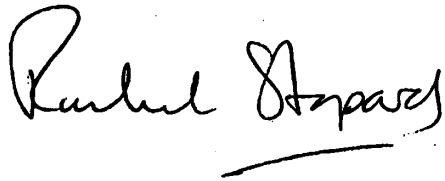
Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 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.
- 5 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.
- 6 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
- 7 This letter in no way prejudices the rights of the owners of the trees, shown on plan and in question, whose consent should be obtained prior to the implementation of any works.
- 8 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), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD7 (Light, noise and vibration pollution), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Area), N5 (Biodiversity), N7 (Ancient woodlands and trees), H1 (New housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), T1 (Sustainable transport), T3 (Pedestrians and cycling), T4 (Public transport), T8 (Car free housing and car capped housing), and 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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath the name.

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.