

Mr Rex Brown
102 Frognal
Hampstead
London
NW3 6XU

Application Ref: **2010/2071/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

3 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 Subject to a Section 106 Legal Agreement

Address:
**102 Frognal
Hampstead
London
NW3 6XU**

Proposal:

Renewal of extant planning permission ref:2005/1284/P approved on the 09/09/2005 for the demolition of existing garage and conservatory and erection of new 2-storey dwelling house with garage.

Drawing Nos: Site Plan; 4172/1 rev.2; 2 rev. 2; 3 rev. 2; 4 rev. 3; 5 rev. 3; 6 rev. 4b; Plans D1; D2; D3; D4.

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] and B7 [Conservation Areas] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The elevational details to be used on the dwellinghouse hereby approved shall not be otherwise than as shall have been submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. Such details shall include:

(i) a section and elevation through the garage doors, dormer window and typical window at a scale of 1:20 to show joinery profiles, treatment of opening [to include lintel and sill for windows]; annotated to show materials and method of opening.

(ii) a section at a scale of 1:10 through the eaves to show relationship of roof, wall and rainwater goods.

(iii) a section at a scale of 1:20 to show the proposed gate in the front boundary wall in the new opening, together with details of the gate.

Thereafter, these parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 4 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 for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. In particular, details shall be submitted to the Council before works commence on site to demonstrate how the four Hornbeam Trees along the side boundary between nos. 100 & 102 Frognal, shall be protected during construction work: such details shall for instance include measures to protect the tree trunks, to prevent additional soil compaction around the root zone, and to reduce damage to the lower branches including any proposals for crown uplifting.

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 B7 (Conservation Areas) and N8 (Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Details of the proposed replanting of the Willow Tree and the Apple Tree as

outlined in the Arboricultural Report shall be submitted to the Tree Preservation Officer prior to the commencement of construction of any development hereby approved. Such details shall include the exact position, and the season and date of planting.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B7 (Conservation Areas) and N8 (Trees) 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 Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to 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 (General Design Principles) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 All rainwater goods shall be formed of black painted metal, and permanently maintained and retained as such.

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) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2000.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan; 4172/1 rev.2; 2 rev. 2; 3 rev. 2; 4 rev. 3; 5 rev. 3; 6 rev. 4b; Plans D1; D2; D3; D4.

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), H1 (New housing), H7 (Lifetime homes), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), N8 (Trees), T1 (Sustainable Transport), T3 (Cycling facilities), T7 (Offstreet parking), T8 (Car free housing and car capped housing) and T9 (Impact of Parking). 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.
- 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 policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

Disclaimer

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