

Mr Zac Monro  
Zac Monro Architects  
21 Solow Road  
London  
SW2 5UU

Application Ref: **2009/4699/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

4 June 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:  
**3 Holford Road**  
**London**  
**NW3 1AD**

#### Proposal:

Excavation to create a rear basement floor level with associated rooflights within rear garden, and installation of car lift within front garden for single family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; PP02A; PP03A; PP04A; PP08A; PP09A; PP10A; PP11A; PP12A; AA02; AA03; AA04; AA09; AA10; AA11; AA12; PP13B; PP14A; PP15A; PP19A; PP20A; PP21A; PP22A; PP23B; PP24B; Car lift information sheet TiBi S.p.A; Tree Survey and Preparation of Tree Protection Method Statement, dated September 2009; Environmental Noise Survey and Plant Noise Assessment Report 16011/PNA2; Hydrological Assessment E11137-100-R-1.2.1-PDS, dated March 2010; Structural Engineer's Report for Basement Construction 1929-r-02 Issue 02; S-L-01 Rev T2; S-L-02-1 Rev T2; S-L-02-2 Rev T2; S-L-03 Rev T2; S-L-21 Rev T2; A Factual Report and Geotechnical Interpretive Report of Site Investigation on 4th and 13th November 2009 CSI Ref 1805; Interpretive Geotechnical Report for 3 Holford Road 1200917/GLM/csk; Soil Sample Analysis Test Report EFS/096375M (Ver. 1).



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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas 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 in the scheme in accordance with the requirements of policies B1 (General design principles) and N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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. 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 (General design principles) and N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 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 adjoining premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance) and Appendix 1 (Noise and vibration thresholds) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks, is submitted and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. After the completion of the development the site should not be capable of being determined as contaminated land under part IIA of the Environmental Protection Act 1990.

Reason: To protect future occupiers of the development from the possible presence of ground contamination in accordance with policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The approved remediation scheme shall be carried out in accordance with the agreed Remediation Scheme prior to the commencement of building works otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the agreed works. Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report), that demonstrates the effectiveness of the remediation carried out shall be submitted and agreed with the Local Planning Authority prior to commencement of building works.

Reason: To protect future occupiers of the development from the possible presence of ground contamination in accordance with policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The development hereby permitted shall be carried out in accordance with the proposed pile foundation design shown in Figure A4 (Hydrogeological Conceptual Site Model) 0001 Rev A01, included in the Hydrological Assessment E11137-100-R-1.2.1-PDS, dated March 2010, unless the Council gives written consent to any variation.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site Location Plan; PP02A; PP03A; PP04A; PP08A; PP09A; PP10A; PP11A; PP12A; AA02; AA03; AA04; AA09; AA10; AA11; AA12; PP13B; PP14A; PP15A; PP19A; PP20A; PP21A; PP22A; PP23B; PP24B; Car lift information sheet TiBi S.p.A; Tree Survey and Preparation of Tree Protection Method Statement, dated September 2009; Environmental Noise Survey and Plant Noise Assessment Report 16011/PNA2; Hydrological Assessment E11137-100-R-1.2.1-PDS, dated March 2010; Structural Engineer's Report for Basement Construction 1929-r-02 Issue 02; S-L-01 Rev T2; S-L-02-1 Rev T2; S-L-02-2 Rev T2; S-L-03 Rev T2; S-L-21 Rev T2; A Factual Report and Geotechnical Interpretive Report of Site Investigation on 4th and 13th November 2009 CSI Ref 1805; Interpretive Geotechnical Report for 3 Holford Road 1200917/GLM/csk; Soil Sample Analysis Test Report EFS/096375M (Ver. 1).

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. 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](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.
- 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 With regard to conditions 6 and 7 you are advised to refer to Planning Policy Statement 23 (Planning and Pollution Control) Annex II: Development on Land Affected by Contamination for advice on developing land that may be affected by contamination; this document is available to download at <http://www.communities.gov.uk>. Further information is also available on the