

Mr William Smith  
Turley Associates Ltd  
25 Savile Row  
LONDON  
W1S 2ES

Application Ref: **2010/1799/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

26 May 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:  
**7 Frognal Way**  
**London**  
**NW3 6XE**

#### Proposal:

Additions and alterations including excavation at basement level, erection of single storey replacement side extension, replacement of existing garage to front, erection of a single new dormer to both the rear and side (east) roof slopes and repositioning of existing dormers at rear of the dwelling house.

Drawing Nos: Site location plan; D022.00; 01; 02; 03; 05; 06; 08; 09; 10; 11; 13; 20a; 21a; 22a; 23a; 25a; 26a; 28a; 29a; 30a; 31a; 33a; Structural engineers report ref. 4183-REP-01 dated 14th of January 2010; Construction management plan prepared by Stephen Cuddy dated 9th of January 2009; Tree protection plan prepared by David Brown Landscape Design dated January 2010; Tree constraints plan prepared by David Brown Landscape Design dated January 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 [General Design Principles] and B7 [Conservation Areas] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; D022.00; 01; 02; 03; 05; 06; 08; 09; 10; 11; 13; 20a; 21a; 22a; 23a; 25a; 26a; 28a; 29a; 30a; 31a; 33a; Structural engineers report ref. 4183-REP-01 dated 14th of January 2010; Construction management plan prepared by Stephen Cuddy dated 9th of January 2009; Tree protection plan prepared by David Brown Landscape Design dated January 2010; Tree constraints plan prepared by David Brown Landscape Design dated January 2010.

Reason:

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

- 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 during construction work: such works 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 policies B7 (Conservation Areas) and N8 (Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No development shall take place until a report detailing the results of a detailed soil investigation study has been submitted to and approved by the Council. The report shall include soil analysis from boreholes confirming the local geological conditions, the situation of groundwater flows and levels and the material strength and safe bearing capacity of the ground. Furthermore the report shall include details of any remediation measures and construction techniques necessary to ensure the structural integrity of the host building and neighbouring Listed properties during and after development. The development shall be carried out in strict accordance with any approved details and measures.

Reason: To protect the structural stability of the host building and neighbouring

listed buildings, in accordance with policies B1 (General design principles) and B6 (Listed Buildings) 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 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 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.

3 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).

4 The applicant is advised by Thames Water to incorporate within their proposal protection to the property by installing measures such as 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.

**Disclaimer**

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