

Mr Ronen Feiereisen
72 Fitzjohn's Avenue
London
NW3 5LS

Application Ref: **2010/1828/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

24 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

Renewal of Full Planning Permission Granted

Address:
72 Fitzjohn's Avenue
London
NW3 5LS

Proposal:
Renewal of planning permission granted on 10/10/2007 (2007/3542/P) for excavation of basement and creation of an open front lightwell with staircase and two rear lightwells enclosed by grilles (Class C3).

Drawing Nos: LBP 819-01 Sheet 1 of 3; LBP 819-01 Sheet 2 of 3; LBP 819-01 Sheet 3 of 3; LBP 819-02B Sheet 1 of 3; LBP 819-02B Sheet 2 of 3; LBP 819-02B Sheet 3 of 3.

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 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. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees along the front boundary to be retained shall be protected during construction work: such details shall include proposed locations of site accommodation and materials storage and 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 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans LBP 819-01 Sheet 1 of 3; LBP 819-01 Sheet 2 of 3; LBP 819-01 Sheet 3 of 3; LBP 819-02B Sheet 1 of 3; LBP 819-02B Sheet 2 of 3; LBP 819-02B Sheet 3 of 3.

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 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.

- 3 You are advised that the Council's Highways Management Team should be consulted regarding access required for the construction of the proposed basement from the adjoining footpath and any other work to, under, or over, the public highway. The Group dealing with these matters is located at Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7974 6956).
- 4 Thames Water advises that the applicant should incorporate within their proposal, protection to the property by installing for example, 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.
- 5 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), B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas) and N8 (Ancient woodlands and trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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