

Mr Ayad Al-Tuhafi
Atlas
62 Upper Montagu Street
London
W1H 1SW

Application Ref: **2008/3067/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

17 May 2010

Dear Sir

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

Address:

**19 Park Village West
London
NW1 4AE**

Proposal:

Excavation of an additional basement area and enlargement of an existing lightwell, a roof light in paving at ground floor level and increase of an external stair by one tread, the replacement of an existing, and installation of a new, rooflight, and solar panels on a flat roof area.

Drawing Nos: Suspended floor system; screed/solid floor system; schedule of retained, replaced, removed and new features and fittings; suggested sequence of work for the basement construction; method statement for excavation of new basement areas; 2 x sketch plans relating to trees; details of intensive green roof systems
243/16-1; 19-2; 16-3; 19-4; 16-5; 19-6; 16-7; 16-8; 16-9; 19-10; 18-11; 19-12; 18-13; 19-14; 19-15; 19-16; 19-17; 18-18; 19-19; 19-20; 16-21; Details: 17-24; 17-25; 17-26; 17-27; 17-29; 18-22, 18-23



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 (design) and B7 (conservation area) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No lights, meter boxes, flues, grilles, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (design) 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. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details 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 (tree protection) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans 243 16-1; 19-2; 16-3; 19-4; 16-5; 19-6; 16-7; 16-8; 16-9; 19-10; 18-11; 19-12; 18-13; 19-14; 19-15; 19-16; 19-17; 18-18; 19-19; 19-20; 16-21; Details: 17-24; 17-25; 17-26; 17-27; 17-29; 18-22; 18-23
Suspended floor system; screen/solid floor system; schedule of retained, replaced, removed and new fixtures and fittings; suggested sequence of work for the

basement construction; method statement for excavation of new basement areas; 2 x sketch plans relating to trees; details of intensive green roof systems.

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

- 6 The works of excavation shall be carried out according to the 'Method Statement For Excavation of new Basement Areas' dated August 2008 also hereby approved, as supplemented by the "Suggested Sequence of Work for Basement Construction produced by Ellis and Moore Consulting Engineers

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees; the listed building and adjoining premises in accordance with the requirements of policies N8 (tree protection, B3 (extensions) and B6 (listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 Reasons for granting permission. [Delegated]

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), B1 (general design), B3 (alterations), B7 (conservation areas), N5 (bio-diversity), N8 (protected trees), E4 (live/work) For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613