

B B Partnership
17 Remington Street
London
N1 8DH
REF: EA/plan_let30_241104.doc\amc

Application Ref: **2010/0727/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

17 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:
42 Avenue Road
London
NW8 6HS

Proposal:

Renewal of planning permission granted on 26/07/2005 (2005/1921/P) for the demolition of existing single storey side extension and erection of a basement and ground floor side extension and a single storey, full width, ground floor rear extension, including excavations to erect a swimming pool, gym, sauna, and guest room with ancillary facilities, in a new basement and sub-basement at the rear.

Drawing Nos: EEA001; 002a; 003; 004; 100b; 101b; 102a; 103c; AV42L/01 d; Method Statement for Tree Protection.

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 architectural features on the front elevation, e.g. cornices, architraves, porches, balustrades, etc., and railings shall be retained and repaired to match the original work.

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.

- 4 Drawings at a scale no smaller than 1:50, showing the design of the openings on the new rear extension, the way these open and the material of their frames shall be submitted for the Council's approval before this element of the development is implemented and the subsequent implementation will be in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies B1 [General Design Principles] and B7 [Conservation Areas] of the London Borough of Camden Unitary Development Plan 2000.

- 5 All trees to be retained on site shall be protected in accordance with the approved plans and method statement.

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 [Trees] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Details of tree planting proposals shall be submitted and approved by the Council and shall be carried out by no later than the end of the planting season following the completion of the development or any phase of the development. Any trees which within a period of 5 years from the completion of the development, die or are removed or become seriously damaged or diseased, shall be placed as soon as is reasonably possible and in any case by not later than the end of the following planting season.

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 [Trees] 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 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 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 You are advised to seek the advice of Thameswater in relation to swimming pools, their emptying in to the public sewer to prevent flooding or surcharge, the timing of emptying and the discharge rate.

Disclaimer

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