

SR



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

BB Partnership Ltd
The Trafalgar
17 Remington Street
London
N1 8DH

Application Ref: **2009/1861/P**
Please ask for: **Jenny Fisher**
Telephone: **020 7974 2527**

30 March 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:
42 Avenue Road
London
NW8 6HS

Proposal:

Amendment to planning permission granted 26/07/05 (Ref. 2005/1921/P) for 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, namely enlargement of rear basement and provision of sunken courtyard in garden with steps from basement to garden level.

Drawing Nos: EOK-001; EEA_002 Rev. A; EOK_004; EOK_010 Rev. E; EOK_011 Rev. D; EOK_012 Rev. A; EOK_013 Rev. A; EOK_014 Rev. A; EOK_015; Structural Engineering Aspects by Sinclair, Johnston & Partners Ltd dated October 2008, updated March 2009; Report on Trees by Tree Projects dated 14/04/09 (including drawing TP-AV-02); and Letter from Martin Brooks Associates dated 06/04/09.

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 No development shall take place until full details of hard and soft landscaping (including the replacement tree planting) have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained in Camden Planning Guidance 2006.

- 3 All hard and soft landscaping works (including replacement tree planting) 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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained in Camden Planning Guidance 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. A detailed method statement shall be submitted to and approved by the Council in writing 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) and also protection of the ground along the rear boundary for the planting of new trees.

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 N8 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained in Camden Planning Guidance 2006.

- 5 Prior to the commencement of development details of a sustainable urban

drainage system shall be submitted to and approved by the local planning authority. The system approved shall be implemented as part of the development and retained and maintained as such thereafter.

Reason: To reduce the rate of surface water run-off from the building and limit the impact on the storm-water drainage system in accordance with policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2000, The London Plan (Consolidated with alterations since 2004) 2008 and advice contained in Camden Planning Guidance 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 S1, S2, SD2, SD6, SD8B, SD9, B1, B3, B7, N5, N8, and T12. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

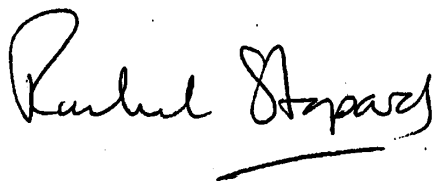
2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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.

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 Sites Team, Urban Design and Regeneration.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.