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Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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Christopher D Pask (ref:
CDP/RMS/1045/AP)
Charlton Brown Partnership
The Old Chapel
4a Shepherds Walk
LONDON
NW3 5UE

Application Ref: **2009/3632/P**
Please ask for: **Jamie Forsman**
Telephone: 020 7974 2624

12 April 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:
5 Cannon Lane
London
NW3 1EL

Proposal:

Variation to planning permission granted 03/06/2009 (ref 2008/4242/P) for the erection of a three storey plus basement single dwelling house (Class C3), following demolition of existing house on site, to include the creation of a second basement level.

Drawing Nos: Site location plan; 1045/sk/ 18.07.08/02; 1046/S-01; 02; 03; 1045/AP2 01; AP2 02; AP2 03; 1045/2/AP 01/A; 1045/2/AP 02/A; Arboriculture Report dated January 2008; Construction Method Statement dated June 2009; Hydrogeological Review dated June 2009, Ground Investigation Report dated May 2009

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 A Sample panel of the facing brickwork demonstrating the proposed colour,



texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1, S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 2 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9, N5 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, C, D) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies S1, S2, B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. 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.

- 5 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 policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

6 No development shall take place until:

i) A full soil investigation is carried out on site and details are submitted to and approved by the Council in relation to the following- (a) the subsurface geological strata, (b) groundwater level, (c) groundwater flow direction (by means of installing a few shallow piezometers), and (d) geotechnical parameters obtained for soil stability purposes and final design.

(ii) Details are submitted to and approved by the Council in relation to the final design and construction of the basement including additional drainage measures to mitigate any potential negative impact to groundwater flow.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure the construction of the development would not have an unreasonable impact on groundwater conditions, hydrology or level of flood risk in the immediate area, in accordance with the requirements of policies B1 (General design principles) and SD9B (Resources and energy) of the London Borough of Camden Replacement Unitary Development Plan 2006.

7 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1045/sk/ 18.07.08/02; 1046/S-01; 02; 03; 1045/AP2 01; AP2 02; AP2 03; 1045/2/AP 01/A; 1045/2/AP 02/A; Arboriculture Report dated January 2008; Construction Method Statement dated June 2009; Hydrogeological Review dated June 2009, Ground Investigation Report dated May 2009.

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 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).
- 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.

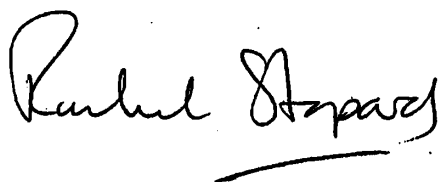
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 Thames Water requests that you incorporate within the proposal protection to the property by installing a non return valve or other suitable device in order to avoid the risk of backflow from sewerage network surcharge to ground level during storm conditions. For further information please contact Thames Water on 01923 898072.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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), SD7 (Light, noise and vibration pollution), SD8 (Disturbance), SD9 (Resources and Energy), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), B8 (Archaeological sites and monuments), 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.

- 7 Please be advised that this development is a variation to a previously approved scheme and that the time limits condition relating to the original planning permission ref: 2008/4242/P dated 03/06/09 is relevant to this application. All other details conditions are yet to be discharged and are included in relation to this decision.

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.