

Mr Gareth Hughes  
Phoenix House  
Phoenix Way  
Cirencester  
Gloucestershire  
GL7 1QG

Application Ref: **2010/0834/P**

Please ask for: **Rob Tulloch**

Telephone: 020 7974 **2516**

27 April 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

### **Householder Application Granted**

Address:

**6 Templewood Avenue**

**London**

**NW3 7XA**

Proposal:

Conversion of garage and alterations to the rear with extension to the basement of a dwelling house (Class C3).

Drawing Nos: 922/1 REV B; 922/2 REV A; 922/3 REV B; 922/4 REV C; 922/5 REV B; 922/6 REV A; 922/7; 101 REV C; 102 REV C; 103 REV B; SBA/JS/111; Tree survey and tree protection; Program of supervision and monitoring of protection; Arboricultural report; Site investigation; Flood report;

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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 922/1 REV B; 922/2 REV A; 922/3 REV B; 922/4 REV C; 922/5 REV B; 922/6 REV A; 922/7; 101 REV C; 102 REV C; 103 REV B; SBA/JS/111; Tree survey and tree protection; Program of supervision and monitoring of protection; Arboricultural report; Site investigation; Flood report;

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

- 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 in accordance with the submitted Tree Survey and Tree Protection report, Programme of Supervision and Monitoring of Protection, and Arboricultural Report.

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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, trees shall be planted on the land in such positions and of such size and species as may be agreed with the Council. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy N8 (Ancient woodland and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 No development shall commence before a contract has been entered into with the Local Highway Authority to secure the repaving of the three vehicular crossovers located on both Templewood Avenue and Templewood Gardens.

Reason: To ensure that the pedestrian environment is not harmed in accordance with policy T3 (Pedestrians and cycling) in accordance with 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 SD6 Amenity for occupiers and neighbours, SD9 Resources and energy; B1 General design principles, B3 Alterations and extensions, B7 Conservation areas, N8 Ancient Woodlands and Trees, T3 Pedestrians and cycling, T9 Impact of parking, T12 Works affecting highways. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 You are advised, for the avoidance of doubt, that the grant of planning permission does not guarantee that highways work will be implemented as such works will be subject to further detailed design, consultation and approval by the Highways Authority.

**Disclaimer**

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