

Christopher Wickham Assocs
(Fao Mr Christopher Wickham)
35 High Street
London
N6 5JT

Application Ref: **2009/5086/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

2 February 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

Address:

**Flat 1
59 Aberdare Gardens
London
NW6 3AL**

Proposal:

Alterations to include the construction of a basement with associated rear lightwell and rear ground floor extension to existing flat (C3).

Drawing Nos: Site location plan; 9505/TP/02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; Manufacturer's specification of limestone; Manufacturer's specification of sliding door system by Monarch (to be used at rear extensions); and Arboricultural Method Statement dated October 2009 by Tim Moya Associates.

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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding that shown on the drawings submitted, the rooflights on the roof of the ground floor rear extension hereby approved shall be lantern and obscured glazed prior to this first use of the approved development. Thereafter, the lantern and obscure glazing shall be permanently maintained and retained as such.

Reason: In order to protect the amenity of the residents of the first floor flat from excessive light spillage, in accordance with policies SD6 and SD7A of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Works shall not commence on site until the Council tree Officer has inspected and approved in writing the implementation of tree protection measures set out in the approved Arboricultural Report.

Reason : To ensure that the Council may be satisfied that the implementation of development does not have an adverse effect on trees to be retained in order to maintain the character and amenities of the area in accordance with requirements of policy N8 of the Council's 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 policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 9505/TP/02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; Manufacturer's specification of limestone; Manufacturer's specification of sliding door system by Monarch (to be used at rear extensions); and Arboricultural Method Statement dated October 2009 by Tim Moya Associates.

Reason:

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

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), SD7A (Light pollution), B1 (General Design principles), B3 (Alterations and extensions), B7 (Conservation Areas), N5 (Biodiversity), N8 (Ancient Woodlands and trees) and T12 (Works affecting Highway). 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 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 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.

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