

Pravin Muthiah
Coupdeville
Unit 1A
Woodstock Studios
36 Woodstock Grove
Shepherds Bush
London
W128LE

Application Ref: **2009/3412/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **2516**

15 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

Address:

Flat 2

51 Belsize Park Gardens

London

NW3 4JL

Proposal:

Enlargement of existing flat roof single storey rear extension and excavation of a basement under the rear garden of the existing lower ground floor flat.

Drawing Nos: Tree survey ref. no. AIA8909; 001; 002; 003; 004; 005; 930 EX-01; 02; 03; 04; 05; 930 PL-01; 02B; 03; 04B; 05; 06A; 07A; 08.

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 The development hereby permitted shall be carried out in accordance with the following approved plans; Tree survey ref. no. AIA8909; 001; 002; 003; 004; 005; 930 EX-01; 02; 03; 04; 05; 930 PL-01; 02B; 03; 04B; 05; 06A; 07A; 08.

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

- 3 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. Such details shall include details of any proposed earthworks including grading, mounding, excavation 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.

- 4 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use 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.

- 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. Prior to commencement of works measures to protect trees on and adjoining the site shall be put in place in accordance with the approved Tree Survey. such measures shall be retained and maintained until completion of development.

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 Prior to commencement of development ,details of a Sustainable Urban Drainage System shall be submitted to and approved by the local planning authority and the approved details shall be implemented as part of the development and thereafter

retained and maintained as such.

Reason: To reduce the rate of surface water run-off from the buildings 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) and Camden Planning Guidance 2006.

- 7 Full details in respect of the green roof to the lower ground floor rear extension shall be submitted to and approved by the local planning authority before the development commences. The new accommodation hereby permitted shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained as such thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and 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 SD1 (Quality of life), SD6 (Amenity for neighbours and occupiers), SD7 (Light, noise and vibration pollution), H1 (New housing), B1 (General design principles), B3 (Alterations and extension), B7A (character and appearance of Conservation Area), SD9B (Resources and energy), N5 (Biodiversity) and 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.
- 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.

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