

Mr Jonathan Rainey
Pegasus Planning Group
2-10 Kings Parade Mews
Clifton
Bristol
BS8 2RE

Application Ref: **2010/0557/P**

Please ask for: **John Sheehy**

Telephone: 020 7974 **5649**

23 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

Address:

8 Greenaway Gardens

London

NW3 7DJ

Proposal:

Alterations and additions to the existing dwelling to include excavation to create an enlarged basement area including swimming pool and sunken terrace as an amendment to application reference 2008/4718/P for "erection of a single storey rear extension including terrace at first floor level, garage extension to front elevation, extension to the existing basement, new front boundary treatment, new terrace to the rear and the felling and replacement of 4 trees" granted permission on 22/12/2008.

Drawing Nos: Site Location Plan; 1082/AP5 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11a; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; Arboricultural Appraisal prepared by Pegasus Environmental, dated 25th August 2009 (ref. BRS.2049/PC).

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1082/AP5 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11a; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; Arboricultural Appraisal prepared by Pegasus Environmental, dated 25th August 2009 (ref. BRS.2049/PC).

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

- 2 All hard and soft landscaping works 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 or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. 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 (General Design Principles) and N8 (Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 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), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas), N8 (Trees) and T12 (Works affecting highways). 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 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 reminded of the necessity to comply with the conditions attached to the original planning permission dated December 2008, ref.2008/4718/P.

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