

Mr David Weston-Thomas  
Alan Higgs Architects  
173 Seymour Place  
London  
W1H 4PW

Application Ref: **2010/0065/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

16 March 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

### **Full Planning Permission Granted**

Address:

**46 Hollycroft Avenue  
London  
NW3 7QN**

Proposal:

Change of use and works of conversion from single family dwelling house (Class C3) to provide two residential units, involving the erection of two storey side extension with pitched roof and rear extension at ground level with associated external alterations, excavation to create basement level, and relocation of front chimney to south.

Drawing Nos: Site Location Plan 234/PD001; 234/PD002; PD005D; PD008A; PD010A; PD011C; PD016; PD017; PD018; PD019; PD020; PD021C; PD022B; PD023A; PD024A; PD025C; PD026A; PD027; PD028; PD029; PD030; PD031B; PD032B; PD033A; PD034A; PD035A; PD036; PD037; PD038; Lifetimes Homes ; Tree Survey and Arboricultural Method Statement;

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 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 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.

- 3 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] [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 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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. 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.

5 The details of:

- 1) 1:20 sections and elevations of the balcony and lightwell metal balustrade to the south and south-west ground floor elevation; and
- 2) 1:20 elevations of the brick treatment (i.e. lintels) above all new ground floor openings

shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

6 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 B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

7 All new external work shall include the re-use of the existing brickwork as far as possible.

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.

8 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.

9 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; PD002; PD005D; PD008A; PD010A; PD011C; PD016; PD017; PD018; PD019; PD020; PD021C; PD022B; PD023A; PD024A; PD025C; PD026A; PD027; PD028; PD029; PD030; PD031B; PD032B; PD033A; PD034A; PD035A; PD036; PD037; PD038; Lifetimes Homes & Tree Survey and Arboricultural Method Statement

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

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 SD1 Quality of Life; SD6 Amenity for occupiers and neighbours; H1 New housing; H7 Lifetime Homes ;H8 Mix of units; B1 General Design Principles; B3 Alterations and Extensions; B6 Listed Buildings (setting of); B7 Conservation Areas; N8 Landscaping and trees; T3 Cycle provision; T7 Impact of parking; T12 Works to highways. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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](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.

3 With regards to lifetime homes you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

4 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).

5 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 extension and refurbishment of the building 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***