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Development Control
Planning Services
London Borough of Camden
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Mr Ben Halevi
SIAW
Winston House
Suite 332
2 Dollis Park
LONDON
N3 1HF

Application Ref: **2009/1354/P**
Please ask for: **Sharon O Connell**
Telephone: 020 7974 5101

25 November 2009

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 Subject to a Section 106 Legal Agreement

Address:
Land to rear of **264-270 Finchley Road**
London
NW3

Proposal:
Erection of a detached house comprising of lower ground, ground and first floor with access from Finchley Road and one car parking space.

Drawing Nos: A-FR272-PL00 C; PL01 B; PL02 B; PL04; EX00; EL01 B; EL02B; EL03C; EL04C; EL05 D; ENV (Aug 09); Sustainable Construction Information; Covering Letter dated 19/12/08 From Geoffrey Bunyan; Design & Access Statement; Groundwater site investigation by Soil Environment Services Ltd dated May 2009 and Acoustic report by Sharps Redmore Partnerships.

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 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] 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 car parking space shall only be provided in strict accordance with the details demonstrated on the approved drawings. Thereafter, the car parking provision shall be retained in accordance with the details demonstrated on the approved drawings and shall not be increased in extent or in terms of the numbers of vehicles parked within the site. The car parking space shall not be used for any purpose other than for the parking of vehicles of the occupiers and users of the

development.

Reason: To ensure that the car parking provision is in accordance with the requirements of Policy T7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the Council's parking standards as set out in Camden Planning Guidance 2006, and that the premises does not add to traffic congestion in surrounding streets or noise and disturbance to adjoining premises which would be contrary to policies SD6 and T7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to commencement of development, details of the sustainable urban drainage system shall be submitted to and approved by the Council and such a system shall be implemented as part of the development and thereafter retained and maintained

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 of the green roof (including details of maintenance) in the area indicated on the approved roof plan shall be submitted to and approved by the Council before the development commences. The building shall not be occupied until the approved details have been implemented, and these works shall be permanently retained and maintained 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.

- 8 Prior to the commencement of construction, a wildlife survey of the site shall be carried out to assess whether there are any nesting birds present on the site. Should any nesting birds be identified, then methods to protect these species together with the results of the survey shall be submitted to the Council for approval prior to construction commencing. The development shall thereafter be undertaken in accordance with any approved details.

Reason: To ensure that the proposed development will not result in a detrimental impact on the habitat of nesting birds in accordance with the requirements of policy N7 Protected Species and their habitats.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, B, C, D and F) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 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, SD2, SD4, SD6, SD7, SD8, SD9, SD12, H1, H7, B1, B7, N5, N7, N8, T1, T2, T3, T7, T8, T9, and T12. 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).

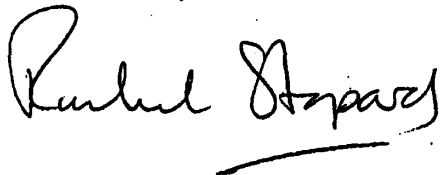
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Sites Team, Urban Design and Regeneration.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath it.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.