

Sebastien Sandler
Xul Architecture
102 Belsize Lane
Ground Floor
London
United Kingdom
NW3 5BB

Application Ref: **2009/5440/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

19 January 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

Householder Application Granted

Address:

**2A Pilgrim's Lane
London
NW3 1SL**

Proposal:

Erection of three dormer windows at roof level on south-west elevation and two on north-east elevation (following removal of existing dormer roof extension), installation of new window at first floor level on north-west elevation, provision of balcony at ground floor level and new door at basement floor level on south-west elevation, including associated partial excavation and garden landscaping works, all to single family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; ESP-01 Rev 00; PSP-01 Rev 02; EX-01 Rev 00; EX-02 Rev 00; EX-03 Rev 00; EX-04 Rev 00; EX-05 Rev 00; EX-06 Rev 00; EX-07 Rev 00; EX-08 Rev 00; EX-09 Rev 00; EX-10 Rev 00; EX-11 Rev 00; EX-12 Rev 00; EX-13 Rev 00; PA-01 Rev 01; PA-02 Rev 01; PA-03 Rev 01; PA-04 Rev 00; PA-05 Rev 02; PA-06 Rev 02; PA-07 Rev 02; PA-08 Rev 02; PA-09 Rev 02; PA-10 Rev 02; PA-11 Rev 01; PA-12 Rev 02; PA-13 Rev 01; Arboricultural Report, dated 15/10/2009; Arboricultural Impact Assessment & Method Statement, dated 08/11/2009.



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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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 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 and biodiversity in the scheme in accordance with the requirements of policies B1 (General design principles), N5 (Biodiversity) and N8 (Ancient woodlands and trees) 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 by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use 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 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 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 (Class 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 alterations in order to ensure compliance with the requirements of policies B1 (General design principles), B7 (Conservation areas) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 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.
- 3 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 and the subsequent operation of the use.
- 4 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 occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), 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.

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