

Mr Andrew Maunder
Turley Associates
25 Saville Row
London
W1S 2ES

Application Ref: **2009/5117/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

21 December 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

Renewal of Full Planning Permission Granted

Address:
6 & 6A Greenaway Gardens
London
NW3 7DJ

Proposal:

Renewal of planning permission granted on 12/02/07 for "change of use of the two residential dwellings to form a single dwellinghouse, and alterations and extensions including excavation works to provide an enlarged basement with two front and rear light wells, erection of a rear ground floor full width extension, single storey pool house extension to the rear, alterations to the rear fenestration; alterations and additions to the front façade, the rebuilding and alterations to the roof, and erection of a front boundary fence" (ref: 2006/5462/P).

Drawing Nos: Site Location Plan 524/P/000 Rev C; 524/P/001 Rev B; 524/P/002 Rev B; 524/P/003 Rev B; 524/P/004 Rev B; 524/P/005 Rev B; 524/P/006 Rev B; 524/P/007 Rev B; 524/P/008 Rev B; 524/P/009 Rev B; 524/P/010 Rev C; 524/P/011 Rev C; 524/P/012 Rev C; 524/P/013 Rev C; 524/P/014 Rev C; 524/P/015 Rev C; 524/P/016 Rev C; 524/P/017 Rev C; 524/P/201 Rev C; 524/P/202 Rev C; 524/P/203 Rev C; 524/P/204 Rev C; 524/P/205 Rev C; 524/P/206 Rev C; 524/P/207 Rev C; 524/P/208 Rev C; 524/P/209 Rev C; 524/P/301 Rev C; 524/P/302 Rev C; 524/P/303 Rev C; 524/P/304 Rev C; 524/P/305



Rev C; 524/P/306 Rev C; 524/P/307 Rev C; 524/P/308 Rev C; 524/P/309 Rev C; Tree Survey & Arboricultural Report prepared by ACS Consulting dated 31/10/2006 (Ref: eb/rtp1/greenawayai); and Copy of Structural Scheme Proposal.

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

- 3 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. The tree protection measures shall conform with the recommendations of the arboricultural report undertaken by ACS Consulting dated 31/10/2006 titled Tree Survey & Arboricultural - Report Ref: eb/rpt1/greenawayai.

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 policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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.

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.

- 5 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.

- 6 Details of the sedum roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long-term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

- 7 The occupation of the dwellinghouse hereby permitted shall not commence until the obscure glazing to the dormers on the flank elevations, as shown on the approved drawings, has been provided, and these windows fixed shut to a height of 1.8 metres above floor level. The obscure glazing and the fixing shut shall be permanently retained and maintained as such thereafter .

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Before the use of the plant commences, the plant shall be provided with acoustic isolation and sound attenuation in accordance with the scheme to be approved by the Council. Any necessary acoustic isolation shall be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 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 (Quality of Life), SD6 (Amenity for Occupiers & Neighbours), SD7B (Light noise and vibration pollution), SD8 (Disturbance), H3 (Protection of Existing Housing), B1 (General Design Principles), B3 (Alterations & Extensions), B7 (Conservation Areas), N5 (Biodiversity), N8 (Ancient Woodland and Trees), T3 (Pedestrians and Cycling), T4 (Public Transport), T8 (Car Free Housing and Car Capped Housing), T9 (Impact of Parking) and Appendix 1 (Noise and Vibration Thresholds). 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.

4 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.

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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