

Mr Numan Oguzcan
Ecospace Ltd
3 Iliffe Yard
London
SE17 3QA

Application Ref: **2009/3856/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

14 December 2009

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:

Garden Flat

28 Chesterford Gardens

London

NW3 7DE

Proposal:

Erection of an outbuilding to the rear garden of existing flat (Class C3).

Drawing Nos: 233/PL/01.1 (Site Location Plan); 239/PL/02.1; PL/03.1; PL/04.1; PL/05.1; PL/06.1; PL/07.1; PL/08.1; PL/09.1; and PL/10.1; 001-a; 002-a; Tree Survey Schedule; Technical information for 'Extensive Green Roofs Systems' by Bauder; and E-mail from Numan Oguzcan (the agent) dated 09/12/2009.

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 The proposed window on the side (southeast) elevation as shown on the drawing 239/PL/06.1 hereby approved shall be provided with obscure glazing and fixed shut prior to the first beneficial use of the structure hereby approved, and 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.

- 3 Notwithstanding the submitted details, full details in respect of the green roof over the proposed outbuilding (including construction, planting and management details) shall be submitted to and approved by the local planning authority before the development commences. The building shall not be occupied until the approved details have been implemented, and the green roof 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.

- 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 to the satisfaction of the Council.

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.

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); SD9B (resources and energy - water), 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.

- 2 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).

- 3 You are advised that the appropriate standards for tree work are set out in BS 3998: 1989. Failure to ensure that the proposed works are carried out to these standards may result in damage to the trees and may result in legal action by the Council.
- 4 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.
- 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 design of the new structure and the subsequent operation of its 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