

Kerr Parker Associates Ltd
The Granary
Coppid Hall
North Stifford
ESSEX
RM16 5UE

Application Ref: **2008/4473/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

3 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

Address:
**12 Prince Albert Road
London
NW1 7SR**

Proposal:

Alterations and extensions including erection of a two storey side extension (ground floor and basement floor), excavation to extend the existing basement level to create additional accommodation and swimming pool and installation of new condensing unit in the rear garden to single family dwellinghouse.

Drawing Nos: Site location plan; E11; E12; E13; E14; E15; E16; E17; P11 Rev B; P12 Rev C; P13 Rev B; P14 Rev A; P15 Rev B; P16 Rev B; P17 Rev B; P18 Rev A; P19 Rev A; P20 Rev A; Structural Engineer's Report; Assessment of Air conditioning Noise; Air Conditioning Systems; Tree Report & Green Roof Statement;

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 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.

- 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. 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.

- 5 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. 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.

- 6 Full details in respect of the management and planting of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the development commences. The extension 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.

- 7 No development shall commence before a contract has been entered into with the Local Highway Authority to secure the repaving of the vehicular crossover. The new side extension and basement hereby permitted shall not be occupied until the works that are the subject of that contract have been completed

Reason: To ensure that the development can be tied in to the surrounding environment and that any damage caused to the highway during construction can be repaired in accordance with Policy T12 (works to highways) 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 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).
- 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 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 ;SD2 Planning Obligations ;SD6 Amenity for Occupiers and Neighbours ;SD7 Noise/Vibration Pollution ;SD8 Disturbance ;SD9 Resources and Energy ;SD12 Development and construction

waste ;H1 New Housing ;B1 General Design Principles ;B3 Alterations and Extensions ;B6 Listed Buildings ;B7 Conservation Areas; N5 Biodiversity ;N8 Landscaping and Trees; T3 Pedestrians and cycling and T12 Works affecting Highways.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 As the development involves excavation works in proximity to the public highway, the applicant is advised to contact the London Borough of Camden's highways structural engineers prior to the commencement of development.

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