

Mr David Whittington
The London Planning Practice LLp
61 Chandos Place
LONDON
WC2N 4HG

Application Ref: **2009/1620/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

26 October 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:
Lynne Court
200 Goldhurst Terrace
London
NW6 3HL

Proposal:

Refurbishment and remodelling of existing block of flats including the erection of 2x 4 storey extensions to rear of block and an additional floor at roof level with terraces on east and west elevations, green roof and solar panels, alterations to all elevations including juliet balconies, rendering, green wall and new canopy over front entrance, with associated landscaping works.

Drawing Nos: Site Location Plan; A01-02; A01-03; A01-04; A01-05; A02-01; A03-01; A1-01; A1-02; A1-03; A1-04; A1-05; A1-06; A2-01 A; A3-01 B; A3-02 B; A5-01; 1006-01; Sketch drawing of proposed fenestration ; Areas Schedule 01, 'Sustainability Statement' by Scott Wilson dated 23th March 2009; 'Daylight & Sunlight Report' by Waterslade dated 18th February 2009; and 'Arboricultural Assessment of Proposed Removal and replacement of a Cherry Tree' by Tim Laddiman from Broad Oak Tree Consultants Ltd dated 06th January 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 A Sample Panel of all facing materials (brick, render, and timber) shall be erected on site and approved in writing by the Council prior to works commencing on site. This should include a brickwork sample which demonstrates the colour, texture, face-bond and pointing.

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 Detailed drawings, including typical sectional details through window reveals and frames and balconies at 1:10, and elevational drawings which clearly demonstrate the detailing should be submitted and approved by the Council prior to works commencing on site.

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.

- 4 The new windows (facing no. 62 Priory Road) on the proposed north side elevation of the building as shown in the approved drawing: A3-01 B, shall be provided with obscure glazing [of a form that minimises light spillage from the building] and fixed shut below a height of 1.7m within 1 month of the completion of the approved development, 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.

- 5 A 1.7 metre high screen shall be erected on the north side of the proposed roof terraces as shown in the approved drawings A3-01 B, A3-02 B, A1-05 and A1-06, prior to commencement of use of the roof terraces and shall be permanently retained and maintained 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.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the

permitted use of the development . 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.

- 7 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 in the form of a method statement 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.

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 SD1 (quality of life), SD4 (density of development), SD6 (amenity for occupiers and neighbours), SD9 (resources and energy), B1 (general design principles), B3 (alterations and extensions), B7 (conservation areas), H8 (mix of units), N5 (biodiversity) and N8 (ancient woodland 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 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 policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 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 refurbishment and extension of the building and the subsequent operation of the use.
- 6 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling

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