

Mr Martin Robeson
Martin Robeson Planning Practice
21 Buckingham Street
LONDON
WC2N 6EF

Application Ref: **2009/0603/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

6 October 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:
18 Frognal Way
London
NW3 6XE

Proposal:

Excavation of basement level below existing dwellinghouse and approved extension to enlarge the basement for additional ancillary residential accommodation.

Drawing Nos: Site Location Plan; POD/SP/001; POD/001 rev A; 002 rev A; 003 rev A; 004 rev A; 005 rev A; 006 rev A; 007 rev A; 008 rev A; Health and Safety Policy; Pre-Development Arboricultural Survey 01/04/2004 by Jonathan Ives; Tree Protection Plan 26/5/09 by Jonathan Ives; POD/Ex/007 rev A; POD/SP/003 rev D; Cedar Slatted Timber Privacy Screen ref FW001; Demolitions to Existing Building; SE002; SE003; Structural Engineers Report by Andy Marlor ref 0831/AM/MJT; POD/Ex/001 rev A; 002 rev A; 004 rev A; 005 rev A; 006 rev A; POD/SP/002 rev A.

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 There shall be no hgv construction vehicle movements, or movements relating to the loading of skips associated with the development hereby permitted or construction activity audible from outside the site, outside of the hours of 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays. No vehicle movements or construction activity audible from outside the site shall take place on Sundays and Bank Holidays.

Reason: In the interests of highways and pedestrian safety and residential amenity in accordance with policies SD6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Appendix 6 of Supplementary Planning Guidance.

- 3 The accessing of construction traffic associated with the development hereby permitted, from Frognaal onto Frognaal Way, shall be managed during all permitted construction hours pursuant to condition 7 by an appropriately qualified Banksman who shall be positioned at the barrier to Frognaal Way.

Reason: In the interests of highways and pedestrian safety and residential amenity in accordance with policies SD6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Appendix 6 of Supplementary Planning Guidance.

- 4 No development shall take place until the details relating to how dirt or dust, associated with the development hereby permitted, spread onto Frognaal Way or the public highway will be cleaned or prevented have been submitted to and agreed in writing by the local planning authority. The development shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety in accordance with policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The contact details of the person or persons responsible for the construction works associated with the development hereby permitted shall be displayed in a prominent position at the front of the site for the entire duration of the construction period of the development.

Reason: In the interests of highway safety in accordance with policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 No development shall take place until details of the registration of the development hereby permitted with the Considerate Constructors Scheme have been submitted to and agreed in writing by the local planning authority.

Reason: In the interests of maintaining the amenities of the area during construction in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 No materials or equipment including skips associated with the development hereby permitted shall be stored within the boundaries of the highway in Frognal Way at any time.

Reason: In the interests of highways and pedestrian safety in accordance with policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 If at any time any of the trees numbered 12, 14 or 19 referred to in the Pre-Development Arboricultural Survey by Jonathan Ives, are uprooted or destroyed or dies, another tree of the same species and size as that originally existing shall be planted at the same place unless the local planning authority gives its written approval to any variation.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 The erection of fencing for the protection of trees shall be undertaken in accordance with the approved details, as set out in the letter from Jonathan Ives dated 26th May 2009 and associated plan ref: POD/Ex/007 rev A, before any equipment, machinery or materials are brought on to the site for the purposes of the development. The fencing as erected shall be retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the local planning authority.

Reason: To ensure 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.

- 10 Development shall be carried out in accordance with samples of materials and information submitted to the Council pursuant to condition 2 of appeal ref: APP/X5210/A/07/2062658.

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.

- 11 The privacy screens shown on plan no. POD/SP/003 rev D shall be completed in accordance with the approved details prior to the beneficial occupation of the development and thereafter maintained and retained as such.

Reason: In the interests of maintaining the privacy of neighbours in accordance with Policy SD6 of the 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, SD6 - Amenity for Occupiers & Neighbours, B1 - General Design Principles, B3 -Alterations and Additions, B7 - Conservation Areas, N8 - Trees and T12 - Works affecting highways. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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