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Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Peter Brades
Peter Brades Architects
42 Colebrooke Row
London
N1 8AF

Application Ref: 2008/4100/P
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 5821

13 November 2008

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 Subject to a Section 106 Legal Agreement

Address:
Site Adjoining
2 Mill Lane
London
NW6 1NS

Proposal:
Erection of new dwellinghouse comprising of basement, ground, first floors and roof terrace
on land adjacent to 2 Mill Lane.
Drawing Nos: Site Location Plan 1495/01; 02d; 10a; 11a; 12a; 13a; 14a; 15a; 16a, 17.

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).



INVESTOR IN PEOPLE

- 2 The elevational details to be used on the dwellinghouse hereby approved shall not be otherwise than as shall have been submitted to and approved in writing by the Local Planning Authority before any work is commenced on the relevant part of the development and the development shall be carried out in accordance with the appeal given. Such details shall include:

(a) section and elevation typical window at a scale of 1:20 to show joinery profiles, treatment of openings [to include lintel and sill for windows]; annotated to show materials and method of opening, window reveals shall be a minimum of 130mm.

Reason: To ensure a satisfactory appearance in the interests of the visual amenity of the area and in accordance with the requirements of policies S1, S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A sample panel of all external facing materials, brickwork (including proposed colour, texture, face-bond and pointing), windows, glazing, timber screens (including treatment) and boundary treatment shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 as amended by the No. 2 Amendment Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, B and C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies S1/ S2, B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the development commences, details of the proposed cycle storage area for 1 cycle space for the new dwelling shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new dwelling, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Windows on the rear elevation at first floor level shall be provided with obscure glazing and fixed shut to a height of 1.7 metres above floor level; the windows at second floor level shall be provided with obscure glazing to a height of 1.7 metres above floor level; and the rear wall to the terrace shall be a minimum of 1.7 metres in height; all to be provided prior to the first occupation of the dwellinghouse, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises to the rear of the site, in accordance with the requirements of policies S1, S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 A screen with a minimum height of 1.7 metres above floor level, details of which shall have been submitted to and approved by the Council, shall be provided to the southwest side elevation prior to the first occupation of the dwellinghouse, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1, S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Before the development commences, details of the location, design and method of waste storage (including recycled materials) shall be submitted to and approved by the Council and the approved facility be provided prior to the first occupation of the new dwellinghouse and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 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 S1, S2, SD1, SD6, H1, H7, B1, B3, T3, T7 and T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

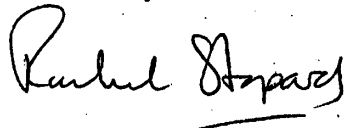
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Sites Team, Urban Design and Regeneration.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Highways Management Team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 Thames Water recommends the incorporation within the proposal protection to the property by installing for example a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.