

SR.

Camden Legal Services

Memo

To: Sheri Waddell Planning Department	From: Kate Richards
cc: Tania Skelli-Yoaz	Ext: 5826
Date: 26 June 2008	Ref: 2007/6226/P

Section 106 Agreement
Property: 92 Greencroft Gardens

I refer to the above matter which was completed on 17 June 2008 and now enclose the following documents: -

1. Copy Agreement dated 17 June 2008
2. Copy planning consent dated 17 June 2008

I will close the file within seven days unless I hear from you to the contrary.

Thank you for your instructions.



Kate Richards
Lawyer
Planning and Licensing Team
Culture and Environment Group
for the Head of Legal Services

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
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env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Carolyn Apcar
Apcar Smith Planning
Kinetic House
Theobold Street
Borehamwood
Hertfordshire
WD6 4PJ

Application Ref: **2007/6226/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **2516**

17 June 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:
**92 Greencroft Gardens
London
NW6 3PH**

Proposal:

The excavation of the basement to create additional space for a ground floor flat incorporating an existing ground floor studio, lightwells to the front and rear, and a single storey brick built and glazed conservatory extension to the rear.

Drawing Nos: 07/177/001; 010; 020; 101; 102/01; 110/01; 120/01; 021; 121; Tree Survey and Arboricultural Method 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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas to the front area of the site have been submitted to and approved by the Council. 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, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion 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, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The roof of the conservatory hereby approved to the eastern part of the rear elevation at ground floor level shall be fitted with opaque glazing prior to the first use of the new accommodation, and it shall be permanently maintained and retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and SD7A of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

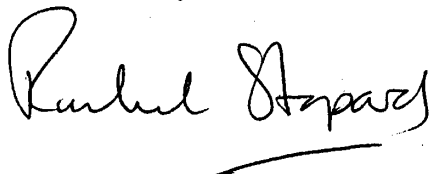
- 1 Reasons for granting permission:
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1, SD6, SD7, B1, B3, H1, H3, B7A, N5 and N8. For a more detailed understanding 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.

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.