

Mr Richard Shaw
Crawford Partnership
1a Muswell Hill
LONDON
N10 3TH

Application Ref: **2009/1367/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

19 May 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:
**2 St Katharines Precinct
London
NW1 4HH**

Proposal:
Excavation and extension at basement level and erection of ground floor rear extension to single dwellinghouse(Class C3)

Drawing Nos: Historic Buildings Architects Report; Arboricultural Report; Structural Engineer's Report; 2008-222-409; 2008-222-408; 2008-222-407revC; 2008-222-406revC; 2008-222-405revA; 2008-222-404revA; 2008-222-403revA; 2008-222-402revC; 2008-222-401 revB; 2008-222-307; 2008-222-306revA; 2008-222-305; 2008-222-304revA; 2008-222-303revA; 2008-222-302revA; 2008-222-301revA; 2008-222-201; 2008-222-202; 2008-222-203; 2008-222-204; 2008-222-205; 2008-222-206; 2008-222-207; 2008-222-208; Site Location; 3 Photo Sheet;

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 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 or any phase 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.

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, B1, B3, B6, B7, N8, N5, SD9b and SD6 of London Borough of Camden Unitary Development Plan. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.

- 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.

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