

Mr German Mendoza  
Ksr Architects  
14 Greenland Street  
London  
United Kingdom  
NW1 0ND

Application Ref: **2008/5868/P**  
Please ask for: **Laura Swinton**  
Telephone: 020 7974 **5117**

18 March 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:  
**42 Queen's Grove**  
**London**  
**NW8 6HH**

#### **Proposal:**

Amendments to planning permission dated 19/07/07 (2007/1850/P) for excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse namely, alterations to extent of basement and creation of sub-basement plant room, relocation of the rear basement level sunken patio, erection of ground floor rear extension, installation of 2 air condensers in existing rear garden shed, installation of air intake box in rear garden, alterations to the front and rear elevations including installation of stone cornicing and detailing, modifications to the front entrance door and steps, and alterations to windows at second floor level, rebuilding and raising of side boundary walls, alterations to skylight in rear garden, installation of additional window at ground floor level and enlargement of window at first floor level on the eastern elevation.

Drawing Nos: Site location plan; QGR-P-01b; QGR-P-02B; QGR-P-03; QGR-P-04; QGR-P-05A; QGR-P-06A; Arboricultural and Planning Integration Report by Trees Understood dated March 2006; and Noise Survey by EMTEC dated 23/02/09.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Prior to commencement of the relevant part of the development a revised acoustic report shall be submitted to and approved in writing by the local planning authority to demonstrate that the plant/equipment as shown on the drawings hereby approved can comply with condition 2 this permission. The plant/equipment shall thereafter be installed in accordance with details thus approved and maintained in effective order to the reasonable satisfaction of the Council.

Prior to commencement of the relevant part of the development a revised acoustic report shall be submitted to and approved in writing by the local planning authority to demonstrate that the plant/equipment as shown on the drawings hereby approved can comply with condition 2 this permission. The plant/equipment shall thereafter be installed in accordance with details thus approved and maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 SD7B, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Prior to commencement of the relevant part of the development a revised acoustic report shall be submitted to and approved in writing by the local planning authority to demonstrate that the plant/equipment as shown on the drawings hereby approved can comply with condition 2 this permission. The plant/equipment shall thereafter be installed in accordance with details thus approved and maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 SD7B, SD8A and Appendix 1 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, SD7, SD8, H1, B1, B3, B7, and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded of the need to comply with the conditions which were attached to the original planning permission dated 19/07/07 (2007/1850/P) which this permission amends.

**Disclaimer**

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