

Alex Newman  
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4-8 Canfield Gardens  
LONDON  
NW6 3BS

Application Ref: **2008/0302/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **2453**

18 March 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**

Address:

**96 South Hill Park  
London  
NW3 2SN**

Proposal:

Erection of a single storey side extension and rear conservatory; excavation of front garden and cellar to provide a basement level second bedroom and patio with new doors and windows, infilling of existing front basement door and creation of new entrance to flat in side extension from alleyway, partial demolition of side garden wall and replacement by new fence.

Drawing Nos: EX100 A; 101 A; 102; 103 A; PL100 A; 101 A; 102 A; 103; 104 A; 105; 106; 107; 108; 07190/01 A; 02 B

Arboricultural Method Statement; Visual Tree Assessment dated 04/09/2007

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 The proposed new timber fencing hereby permitted on the southern side boundary of the site shall be painted a colour to match the existing brick wall and shall thereafter be maintained to the satisfaction of the local planning authority.

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.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 4 No demolition or building operations shall commence until timber hoarding of a height of not less than 2m has been erected around the root protection area of the lime tree to be retained on the site in accordance with details hereby approved in drawing no 1 of the Arboricultural Method Statement submitted by Eardley Landscape Associates and shall remain in place until demolition and building operations are completed.

Reason: To prevent damage to the tree in the interest of the visual amenity of the conservation area in accordance with the requirements of policies B7 and N8 of the London Borough of 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto: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.

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 B1, B3, B7, N8, SD6 and guidance contained within the Camden Planning Guidance 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The adjacent public footpath shall be protected to a minimum width of two metres, and shall remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works at all times. The condition of these routes must not deteriorate as a result of these works. Any adverse affects to the surface from traffic, machinery or materials are to be made good by the applicant to the satisfaction of the authority.
- 5 You are advised that Thames Water requests that you should incorporate 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.

**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***