

Mr Richard Webb
Webb Architects Ltd
Studio B
7 Wellington Road
London
NW10 5LJ

Application Ref: **2013/0824/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

4 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
37 & 39 Rudall Crescent
London
NW3 1RR

Proposal:

Excavation to create new basement levels with front lightwells, conversion of garages to provide additional habitable space, extensions at rear ground floor level, replacement front boundary wall, alterations to front elevation and associated works to two dwellings (Class C3).

Drawing Nos: Letter from Webb Architects Limited, dated 24/09/2013; Non-Technical Summary of the evidence gathered against each stage of the BIA, by RKD Consultant Ltd, as received 01/11/2013; Letter from RKD Consultant Ltd, dated January 2014; TD 610 Mini Piling Rig specification, as submitted 03/02/2014; Letter from Webb Architects Limited dated 08/04/2014; Letter from RKD Consultant Ltd, dated 07/04/2014; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/06/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/11/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 13/05/2014; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/06/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/11/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 13/05/2014.



Site Location Plan 1083.01.00; 1083.01.01(E); 1083.01.02(C); 1083.01.03(C); 1083.01.04(B); 1083.02.01(B); 1083.02.02(A); 1083.02.03(B); 1083.02.04(B); 1083.02.05(A); 1083.02.06(A); 1083.03.02; 1083.03.03; 1083.03.05; 1083.01.21(G), as received 28/05/2013; 1083.01.22(F); 1083.01.23(F); 1083.01.24(F); 1083.01.25(D); 1083.01.41(F); 1083.02.11(G); 1083.02.12(D); 1083.02.13(D); 1083.02.14(E); 1083.02.15(E); 1083.02.16(A); 1083.03.11(E); 1083.03.12(B); 1083.03.13(C); 1083.03.15; 1083.04.12(C); 1083.04.13(A); 1168 49 P1; 1168 50 P2; 1168 51 P2; 1168 52 P2; 1168 111 P2; 1168 112 P3; 1168 201 P3; 1168 202 P3; 1168 101 P4; 1168 102 P4; 1168 103 P2; Design and Access Statement Rev 01 by Webb Architects Limited; 2011-1170-AT-101; 2011-1170-AT-102; Arboricultural Report 221019-PD-11a, by Tim Moya Associates, dated October 2012; Basement Impact Assessment Report Revision 1, by RKD Consultant Ltd, dated 30/01/2013; Geotechnical Desk Study Report Revision 0, by RKD Consultant Ltd, dated 21/09/2012; Geotechnical Interpretive Report Revision 0, by RKD Consultant Ltd, dated 21/11/2012; Ground Movement Assessment Report by RKD Consultant Limited, dated 29/01/2013; Letter from RSK Environment Ltd, dated 30/01/2013; Factual Geotechnical Report 371080-01 (00) by RSK Environment Ltd, dated November 2012; Planning Policy Compliance Assessment Report, by Bell Cornwall LLP, dated 07/02/2013; MJH 051 01; MJH 051 02; MJH 051 03; MJH 051 04; Note from Bell Cornwall LLP, as received 15/05/2013; Construction Management Plan 03 Revision 02, by Webb Architects Limited, as received 30/05/2013; Transport Note by TTP Consulting, dated May 2013; Temporary Drainage Slots SK-ALP, Rev P3, dated 28/06/2013; 1168 108 Rev P4; 1168 110 Rev P4; Basement Construction Sequence and Methodology Revision G, by Edge Structures, dated 05/07/2013; Response to GCG Review Question, by RKD Consultant Ltd, RSK Environmental Ltd and Edge Structures Ltd, as received 11/07/2013;

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 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 policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the

following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of the external doors and gates on the front elevation;
- b) Sample panel of replacement front boundary wall brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be erected on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and

encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details within Arboricultural Report 221019-PD-11a, by Tim Moya Associates, dated October 2012, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 7 The flat roof external areas, hereby approved as part of the ground floor rear extensions, shall not be used as roof terraces and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The approved cycle storage facilities shall be implemented in accordance with the details hereby approved, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1083.01.00; 1083.01.01(E); 1083.01.02(C); 1083.01.03(C); 1083.01.04(B); 1083.02.01(B); 1083.02.02(A); 1083.02.03(B); 1083.02.04(B); 1083.02.05(A); 1083.02.06(A); 1083.03.02; 1083.03.03; 1083.03.05; 1083.01.21(G), as received 28/05/2013; 1083.01.22(F); 1083.01.23(F); 1083.01.24(F); 1083.01.25(D); 1083.01.41(F); 1083.02.11(G); 1083.02.12(D); 1083.02.13(D); 1083.02.14(E); 1083.02.15(E); 1083.02.16(A); 1083.03.11(E); 1083.03.12(B); 1083.03.13(C); 1083.03.15; 1083.04.12(C); 1083.04.13(A); 1168 49 P1; 1168 50 P2; 1168 51 P2; 1168 52 P2; 1168 111 P2; 1168 112 P3; 1168 201 P3; 1168 202 P3; 1168 101 P4; 1168 102 P4; 1168 103

P2; Design and Access Statement Rev 01 by Webb Architects Limited; 2011-1170-AT-101; 2011-1170-AT-102; Arboricultural Report 221019-PD-11a, by Tim Moya Associates, dated October 2012; Basement Impact Assessment Report Revision 1, by RKD Consultant Ltd, dated 30/01/2013; Geotechnical Desk Study Report Revision 0, by RKD Consultant Ltd, dated 21/09/2012; Geotechnical Interpretive Report Revision 0, by RKD Consultant Ltd, dated 21/11/2012; Ground Movement Assessment Report by RKD Consultant Limited, dated 29/01/2013; Letter from RSK Environment Ltd, dated 30/01/2013; Factual Geotechnical Report 371080-01 (00) by RSK Environment Ltd, dated November 2012; Planning Policy Compliance Assessment Report, by Bell Cornwall LLP, dated 07/02/2013; MJH 051 01; MJH 051 02; MJH 051 03; MJH 051 04; Note from Bell Cornwall LLP, as received 15/05/2013; Construction Management Plan 03 Revision 02, by Webb Architects Limited, as received 30/05/2013; Transport Note by TTP Consulting, dated May 2013; Temporary Drainage Slots SK-ALP, Rev P3, dated 28/06/2013; 1168 108 Rev P4; 1168 110 Rev P4; Basement Construction Sequence and Methodology Revision G, by Edge Structures, dated 05/07/2013; Response to GCG Review Question, by RKD Consultant Ltd, RSK Environmental Ltd and Edge Structures Ltd, as received 11/07/2013; Letter from Webb Architects Limited, dated 24/09/2013; Non-Technical Summary of the evidence gathered against each stage of the BIA, by RKD Consultant Ltd, as received 01/11/2013; Letter from RKD Consultant Ltd, dated January 2014; TD 610 Mini Piling Rig specification, as submitted 03/02/2014; Letter from Webb Architects Limited dated 08/04/2014; Letter from RKD Consultant Ltd, dated 07/04/2014; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/06/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 07/11/2013; Assessment of documentation submitted to support planning application 2013/0824/P by GCG dated 13/05/2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

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 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Should the 'plant room' hereby approved at basement floor level subsequently require an external extract, you are advised that prior to any plant becoming operational a separate planning application for full planning permission will be required. This will include the requirement for a full acoustic report to be carried out in order to demonstrate that such plant can operate without causing harm to amenity and not exceeding noise thresholds.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment