

Mr Colin Sampson
Sampson Associates
63 Islington Park Street
London
N1 1QB

Application Ref: **2013/6418/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

31 March 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:
26 Wedderburn Road
London
NW3 5QG

Proposal:

Erection of a single storey ground floor rear extension and conservatory and a single storey ground floor side extension, enlargement of basement floor including creation of rear lightwell all in connection with ground floor residential flat (Class C3).

Drawing Nos: Site & Block plan 11.007/01; 11.007/02 Rev A; 11.007/03 Rev B; 11.007/11 Rev A; 11.007/21 Rev A; 11.007/24 Rev A; 11.007/25; Basement Impact Assessment, Appendices A - I, Engenuiti Limited, September 2013; Engenuiti Limited Letter dated 27/01/2014; Permeation Grouting Plan SKS_011; Retaining Wall SKS_012; Design and Access 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 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Site & Block plan 11.007/01; 11.007/02 Rev A; 11.007/03 Rev B; 11.007/11 Rev A; 11.007/21 Rev A; 11.007/24 Rev A; 11.007/25; Engenuiti Limited Letter dated 27/01/2014; Permeation Grouting Plan SKS_011; Retaining Wall SKS_012; Basement Impact Assessment, Appendices A - I, Engenuiti Limited; Design and Access Statement.]

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the basement excavation works, a trial pit shall be excavated to determine the foundation levels of 24 Wedderburn Road and to inform the final design of the basement works. Details of the findings of the trial pit excavation and any subsequent amendments of the basement design shall be submitted to and approved by the Council and the basement shall be constructed in accordance with approved details.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (a) the parking of vehicles of site operatives and visitors; (b) the loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) the erection and maintenance of security hoarding; (e) wheel washing facilities; (f) measures to control the emission of dust and dirt during construction; (g) a scheme for recycling/disposing of waste resulting from demolition, excavation and construction works; and (h) the times within which demolition, excavation and construction and associated servicing and deliveries will take place.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No works associated with the development hereby approved shall take place until the proposed method of grouting associated with the basement works have been submitted to and approved in writing by the Council in conjunction with the advice of the appointed independent engineering assessors. The works shall be carried out in accordance with the approved method statement.

Reason: To protect the built and natural environment and the wellbeing of neighbouring buildings 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 Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

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.

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