

Mr Michael Doyle
Doyle Town Planning & Urban Design
86-90 Paul Street
London
EC2A 4NE

Application Ref: **2014/5725/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
April House
45 Maresfield Gardens
London
NW3 5TE

Proposal:
Extension of existing basement level (retrospective).

Drawing Nos: Planning, Design and Access Statement, Basement Impact Assessment Parts 1, 2 & 3 by Knapp Hicks and Partners dated March 2015, GEA letter reference J14394/MC/1 dated 11 March 2015, 5835-201, 5835-02, 5835-03, 5835-04, 5835-06, 5835-08, 5848-12, 5848-13, 5848-14, 5848-16, 5848-18, 5848-20, 5848-21, 2045- LAY-GA-99 Rev05B, 2045- LAY-GA-300

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

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Planning, Design and Access Statement, Basement Impact Assessment Parts 1, 2 & 3 by Knapp Hicks and Partners dated March 2015, GEA letter reference J14394/MC/1 dated 11 March 2015, 5835-201, 5835-02, 5835-03, 5835-04, 5835-06, 5835-08, 5848-12, 5848-13, 5848-14, 5848-16, 5848-18, 5848-20, 5848-21, 2045- LAY-GA-99 Rev05B, 2045- LAY-GA-300

Reason:

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

- 3 Details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall demonstrate 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment