

Mrs Miriam Volic
Stephen Levrant Heritage Architecture
Ltd
62 British Grove
London
W4 2NL

Application Ref: **2013/1426/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

12 June 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
41 and 42 Chester Terrace
London
NW1 4ND

Proposal:

Excavation of vaults at basement level and other internal and external alterations in connection with the conversion of two houses to form a single family dwelling (Class C3).
Drawing Nos: LP-00; EX-SP-01; MO_01; MO_02; MO_03; MO_04; MO_05; MO_06; SI_001; SI_002; SI_03; SI_04; SI_05; SI_06; EXE-NE-13; EXE-SW-14; EXS-AA-08; EXS-BB-09; EXS-CC-10; EXS-DD-11; EXS-EE-12; EX-D-BF-02; EX-D-GF-03; EX-D-FF-04; EX-D-SF-05; EX-D-TF-06; EX-D-RP-07; PP-SP-01-1; PP-BF-02-1; PP-GF-03-1; PP-FF-04; PP-SF-05; PP-TF-06; PP-RP-07; PE-NE-14-1; PE-SW-15-1; PD-16; PD-17; PS-AA-08; PS-BB-09; PS-CC-10; PS-DD-11; PS-EE-12; PS-FF-13; 99460/SKMO40; 99460/SKMO41; 99460/SKMO42; 99460/SKMO43; 99460/SKMO44; 99460/SKMO45; 99460/SKMO50; 99460/SKMO51; 99460/SKMO52; 99460/SKMO53; 99460/SKMO54; Design & Access Statement and Heritage Report (including Appendix 1-9 and A & B) by Stephen Levrant Heritage Architecture Ltd dated March 2013; Design Report: Mechanical & Electrical Services by Martin Thomas Associates Ltd date March 2013; Environmental Noise Survey ref: 18996/ENS1 by Shalimar Investors Ltd dated 7 March 2013; Structural Engineers



Appraisal by Sinclair Johnston dated March 2013; Basement Impact Assessment by Sinclair Johnston dated April 2013; Lifetime Homes Statement by Stephen Levrant Heritage Architecture Ltd dated April 2013; Arboricultural Assessment and Protection Method Statement by ACS Consulting dated 7 March 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and 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:

LP-00; EX-SP-01; MO_01; MO_02; MO_03; MO_04; MO_05; MO_06; SI_001; SI_002; SI_03; SI_04; SI_05; SI_06; EXE-NE-13; EXE-SW-14; EXS-AA-08; EXS-BB-09; EXS-CC-10; EXS-DD-11; EXS-EE-12; EX-D-BF-02; EX-D-GF-03; EX-D-FF-04; EX-D-SF-05; EX-D-TF-06; EX-D-RP-07; PP-SP-01-1; PP-BF-02-1; PP-GF-03-1; PP-FF-04; PP-SF-05; PP-TF-06; PP-RP-07; PE-NE-14-1; PE-SW-15-1; PD-16; PD-17; PS-AA-08; PS-BB-09; PS-CC-10; PS-DD-11; PS-EE-12; PS-FF-13; 99460/SKMO40; 99460/SKMO41; 99460/SKMO42; 99460/SKMO43; 99460/SKMO44; 99460/SKMO45; 99460/SKMO50; 99460/SKMO51; 99460/SKMO52; 99460/SKMO53; 99460/SKMO54.

Reason:

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

- 4 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 (or any part of it) is 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).

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details of any external plant, attenuation grills or inlets (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed as part of the development shall be submitted to and approved in writing by the local planning authority prior to occupation of the development,. The development shall be carried out in accordance with such approved details, including specified maximum noise levels, and thereafter maintained.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 or any phase 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 & CS15 of the London Borough of Camden Local Development

Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the protection details hereby approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

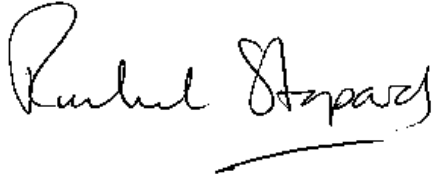
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5: Managing the impact of growth and development CS13: Tackling climate change through promoting higher environmental standards, CS14: Promoting high quality places and conserving heritage, CS15: Protecting and improving our parks and open spaces and encouraging biodiversity and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22: Promoting sustainable design and construction, DP23: Water, DP24: Securing high quality design, DP25: Conserving Camden's heritage, DP26: Managing the impact of development on occupiers and neighbours, DP27: Basement and lightwells. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.