

Mr Fabio Giulianini
Dols Wong Architects
The Studio
61 Brondesbury Road
London
NW6 6BP

Application Ref: **2014/5589/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

23 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
102 Camden Mews
London
NW1 9AG

Proposal:
Demolition of garage and associated excavation works for the erection of a 3 storey extension and basement floor level beneath footprint.

Drawing Nos: Site Plan - 100; Demolition - 141a, 142; Existing - 101b, 102b, 103b, 105b, 106b, 110b, 111c; Proposed - 120d, 121d, 122d, 123d, 124d, 125d, 126b, 130b, 131b, 132b, 133b, 134a; Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated December 2014 (2nd submission); Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated October 2014 (1st submission); Basement Impact Assessment, prepared by Peter Brett, dated April 2015 (3rd submission); Design and access statement, prepared by Dols Wong Architects; Arboricultural and Planning Integration Report (Ref:GHA/DS/1980:12), prepared by GHA Trees, dated 29th May 2012; Lifetime Holmes Criteria assessment, dated 26th August 2014; Building Appraisal prepared by Peter Powlesland Historic Buildings Consultant; Independent review, prepared by LBH Wembley, dated December 2014; Independent review, prepared by LBH Wembley, dated March 2015; Independent review, prepared by LBH Wembley, dated May 2015; Proposed Basement Plan Showing Structure Over, prepared by Martin Redston Associates; Suggested Underpinning Sequence, prepared by Martin Redston Associates; Proposed Underpinning Temporary



Works, prepared by Martin Redston Associates, dated 02/10/2014; Proposed Retaining Wall Sections, prepared by Martin Redston Associates; Mews section (sk); Proposed Construction Method Statement and Sequence of Works, prepared by Martin Redston Associates, dated 2nd October 2014; Proposed Monitoring Regime, prepared by Martin Redston Associates, ref:12.568; Calculations for retaining walls, prepared by Martin Redston Associates, ref:12.568, dated October 2014; Site investigation - prepared by Herts and Essex Site Investigations, dated 05.11.2014.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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 throughout the duration 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 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.

- 4 The windows hereby permitted on the rear elevation shall be constructed using only obscured glazing, fixed shut and so maintained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 approved protection details.

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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Plan - 100; Demolition - 141a, 142; Existing - 101b, 102b, 103b, 105b, 106b, 110b, 111c; Proposed - 120d, 121d, 122d, 123d, 124d, 125d, 126b, 130b, 131b, 132b, 133b, 134a; Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated December 2014 (2nd submission); Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated October 2014 (1st submission); Basement Impact Assessment, prepared by Peter Brett, dated April 2015 (3rd submission); Design and access statement, prepared by Dols Wong Architects; Arboricultural and Planning Integration Report (Ref:GHA/DS/1980:12), prepared by GHA Trees, dated 29th May 2012; Lifetime Holmes Criteria assessment, dated 26th August 2014; Building Appraisal prepared by Peter Powlesland Historic Buildings Consultant; Independent review, prepared by LBH Wembley, dated December 2014; Independent review, prepared by LBH Wembley, dated March 2015; Independent review, prepared by LBH Wembley, dated May 2015; Proposed Basement Plan Showing Structure Over, prepared by Martin Redston Associates; Suggested

Underpinning Sequence, prepared by Martin Redston Associates; Proposed Underpinning Temporary Works, prepared by Martin Redston Associates, dated 02/10/2014; Proposed Retaining Wall Sections, prepared by Martin Redston Associates; Mews section (sk); Proposed Construction Method Statement and Sequence of Works, prepared by Martin Redston Associates, dated 2nd October 2014; Proposed Monitoring Regime, prepared by Martin Redston Associates, ref:12.568; Calculations for retaining walls, prepared by Martin Redston Associates, ref:12.568, dated October 2014; Site investigation - prepared by Herts and Essex Site Investigations, dated 05.11.2014.]

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

- 8 Before the development commences, details of internal provision for at least 3 cycles together with storage of refuse and recycling shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the premises, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities for cycle parking and refuse storage in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, policies DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

- 1 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed charge in CIL will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please follow the link provided: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

- 2 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).
- 3 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.
- 4 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 Noise and Licensing Enforcement Team, 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.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment