

Mr Barnaby Gunning
Barnaby Gunning Architects
63 Loudoun Road
London
NW8 0DQ

Application Ref: **2014/4264/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
22 Thurlow Road
London
NW3 5PP

Proposal:

Demolition of side extension and rear conservatory and replacement 3 storey side and 1 storey rear extension; excavation beneath rear garden; new dormer and associated alterations to 2nd floor level pitched roof; and landscaping to dwelling house.

Drawing Nos: 266_G_001 Rev A, 266_G_010 Rev A, 266_G_011 Rev A, 266_G_012 Rev A, 266_G_013 Rev A, 266_G_014 Rev A, 266_G_015 Rev A, 266_G_016 Rev A, 266_G_017 Rev A, 266_G_018 Rev A, 266_G_020 Rev A, 266_G_022 Rev A, 266_G_110 Rev B, 266_G_111 Rev B, 266_G_112 Rev B, 266_G_113 Rev B, 266_G_114 Rev B, 266_G_115 Rev B, 266_G_116 Rev B, 266_G_117 Rev B, 266_G_118 Rev B, 266_G_120 Rev B, 266_G_122 Rev B, 266_G_024 Rev B, 266_G_025 Rev A, Basement Impact Assessment, prepared by ARUP, dated 10 July 2014, Assessment of documentation submitted to support planning application 2014/4264/P, prepared by Geotechnical Consulting Group LLP (GCG), dated October 2014, Design and Access Statement dates June 2014 (amended March 2015).

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 [266_G_001 Rev A, 266_G_010 Rev A, 266_G_011 Rev A, 266_G_012 Rev A, 266_G_013 Rev A, 266_G_014 Rev A, 266_G_015 Rev A, 266_G_016 Rev A, 266_G_017 Rev A, 266_G_018 Rev A, 266_G_020 Rev A, 266_G_022 Rev A, 266_G_110 Rev B, 266_G_111 Rev B, 266_G_112 Rev B, 266_G_113 Rev B, 266_G_114 Rev B, 266_G_115 Rev B, 266_G_116 Rev B, 266_G_117 Rev B, 266_G_118 Rev B, 266_G_120 Rev B, 266_G_122 Rev B, 266_G_024 Rev B, 266_G_025 Rev A, Basement Impact Assessment, prepared by ARUP, dated 10 July 2014, Assessment of documentation submitted to support planning application 2014/4264/P, prepared by Geotechnical Consulting Group LLP (GCG), dated October 2014]

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

- 4 A sample panel of the facing brasswork demonstrating the proposed colour, patination and texture shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 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.

- 6 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 whichever is the sooner. 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 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 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 to the satisfaction of the Council. This will include the retention of the purple crab tree in the front garden and the Magnolia in the rear garden of number 21 Thurlow Road, which shall be retained and protected from damage. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

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 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 The roof of the single storey rear extension located at ground floor level hereby permitted shall not be used at any time as a terrace.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Full details in respect of the green roof in the area indicated on the approved roof

plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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.
- 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 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