

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH
United Kingdom

Application Ref: **2014/5285/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
39 Rossllyn Hill
London
NW3 5UJ

Proposal:
Excavation for subterranean extension beneath the rear garden of flat.
Drawing Nos: 1411_L_001; 1411_L_011; 1411_L_013; 1411_L_014; 1411_L_021 Rev A; 1411_L_022 Rev A; 1411_L_023 Rev A; 1411_L_024 Rev A; 1411_L_025 Rev A; Independent review of Basement Impact Assessment (LBH 4315) , prepared by LBH Wembley, dated 7th December 2015; Structural Engineering considerations associated with the Basement Impact Assessment and Basement Construction Plan Rev H (Ref 140321/HH), prepared by Conisbee, Dated 13 November 2015; Ground Investigation & Basement Impact Assessment Report (J15236), prepared by Geotechnical & Environmental Associates Limited, dated 16th November 2015; Arboricultural impact analysis Rev A, prepared by Skerratt, dated 07.08.14; Draft Arboricultural method statement, prepared by Skerratt, dated 10.08.14; Draft Construction Management Plan , prepared by Paul Mew Associates, dated November 2015; Interpretive Report on site Investigation Report G4099-14, prepared by Environmental Scientifics group, dated January 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 [1411_L_001; 1411_L_011; 1411_L_013; 1411_L_014; 1411_L_021 Rev A; 1411_L_022 Rev A; 1411_L_023 Rev A; 1411_L_024 Rev A; 1411_L_025 Rev A; Independent review of Basement Impact Assessment (LBH 4315) , prepared by LBH Wembley, dated 7th December 2015; Structural Engineering considerations associated with the Basement Impact Assessment and Basement Construction Plan Rev H (Ref 140321/HH), prepared by Conisbee, Dated 13 November 2015; Ground Investigation & Basement Impact Assessment Report (J15236), prepared by Geotechnical & Environmental Associates Limited, dated 16th November 2015; Arboricultural impact analysis Rev A, prepared by Skerratt, dated 07.08.14; Draft Arboricultural method statement, prepared by Skerratt, dated 10.08.14; Draft Construction Management Plan , prepared by Paul Mew Associates, dated November 2015; Interpretive Report on site Investigation Report G4099-14, prepared by Environmental Scientifics group, dated January 2015.]

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

- 4 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. 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 , 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.

- 5 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 prior to the occupation for the permitted use 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, 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 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.

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 This letter in no way prejudices the rights of the owner(s) of the tree(s) in question, to whom a copy of this letter has been sent, whose consent should be obtained prior to the implementation of any works.

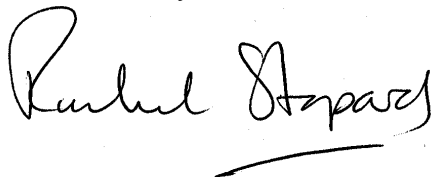
- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 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.
- 6 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment