

Mrs Emma McBurney  
Michael Burroughs Associates  
33 Shore Road Hollywood Down  
BT18 9HX

Application Ref: **2015/3373/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

13 May 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:  
**3 Greenaway Gardens**  
**London**  
**NW3 7DJ**

Proposal:

Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).

Drawing Nos: Existing: 1279 S 01, 1279 S 02, 1279 S 03, 1279 S 04, 1279 S 05, 1279 S 06, 1279 S 07, 1279 S 08, 1279 S 09, 1279 S 10, 1279 S 11.

Proposed: 1279 AP11B, 1279 AP12A, 1279 AP13A, 1279 AP14A, 1279 AP15, 1279 AP16, 1279 AP17, 1279 AP18A, 1279 AP19A, 1279 AP20A, 1279 AP21A, 1279 AP22A, RPAs and Tree Protection Plan August 2015.

Documents: Planning, Design, Access and Heritage Statement (Michael Burroughs Associates) June 2015, Revised Tree Survey and Arboricultural Method Statement (TRETEC) August 2015, Desk Study and Ground Investigation Report (Michael Alexander Engineers) June 2011, Basement Impact Assessment Issue 2 (Michael Alexander



Engineers) 3 June 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 if in CA] 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:

Existing: 1279 S 01, 1279 S 02, 1279 S 03, 1279 S 04, 1279 S 05, 1279 S 06, 1279 S 07, 1279 S 08, 1279 S 09, 1279 S 10, 1279 S 11.

Proposed: 1279 AP11B, 1279 AP12A, 1279 AP13A, 1279 AP14A, 1279 AP15, 1279 AP16, 1279 AP17, 1279 AP18A, 1279 AP19A, 1279 AP20A, 1279 AP21A, 1279 AP22A, RPAs and Tree Protection Plan August 2015.

Documents: Planning, Design, Access and Heritage Statement (Michael Burroughs Associates) June 2015, Revised Tree Survey and Arboricultural Method Statement (TRETTEC) August 2015, Desk Study and Ground Investigation Report (Michael Alexander Engineers) June 2011, Basement Impact Assessment Issue 2 (Michael Alexander Engineers) 3 June 2015.

Reason:

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

- 4 Before the first occupation of the building hereby permitted the rear terrace accessed at first floor level shall be fitted with 1.8m privacy screens as shown on the plans and shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the

London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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, in accordance with plan 'RPAs and Tree Protection Plan August 2015'.

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.

- 6 The replacement trees (2) and hedgerow shall be planted in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use 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 Council gives written consent to any variation.

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 Prior to commencement of demolition a structural method statement for the works of demolition shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of all walls, floors and roof structures (including dormers and chimneys) shown to be retained on the demolition drawings hereby approved. No works of demolition shall be carried out other than in accordance with the approved method statement.

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.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Evidence of the appointment shall be confirmed in writing to the Council prior to the commencement of

development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of the building and the character of the immediate area in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid

when and how to pay. 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.

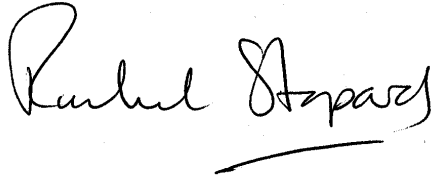
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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 it.

Rachel Stopard  
Director of Supporting Communities