

Mr Tim Williams  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2016/0714/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

21 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Langland Gardens**  
**London**  
**NW3 6PY**

Proposal:

Erection of single storey side extension, single storey rear extension, lowering of the existing basement by 200mm, and associated external alterations.

Drawing Nos: Site Location Plan 1048-S12; S08; S09; S10; S11; S13A; AP01E; AP02E; AP03E; AP04E; AP05E; AP06E; AP07E; AP08E; AP09E; AP10E; AP11E; Design and Access Statement by Brod Wright Architects; Basement Impact Assessment by Price & Myers dated 22/01/2016; Construction Method Statement by Price & Myers; Draft Construction Management Plan by Price & Myers dated January 2016; Planning & Heritage Statement by Firstplan dated February 2016; Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015

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: Site Location Plan 1048-S12; S08; S09; S10; S11; S13A; AP01E; AP02E; AP03E; AP04E; AP05E; AP06E; AP07E; AP08E; AP09E; AP10E; AP11E; Design and Access Statement by Brod Wright Architects; Basement Impact Assessment by Price & Myers dated 22/01/2016; Construction Method Statement by Price & Myers; Draft Construction Management Plan by Price & Myers dated January 2016; Planning & Heritage Statement by Firstplan dated February 2016; Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015.

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

- 4 No development shall take place until full details of replacement tree planting, including details of species, position, date and size, where applicable, have first been submitted to and approved by the local planning authority in writing. Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with the details thus approved. 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies 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 Prior to commencement of the development:

(A) 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 "Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015".

(B) Evidence that the tree protection measures have been implemented in accordance with the approved report, shall be confirmed on site by a Council tree officer.

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 (Open space and biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

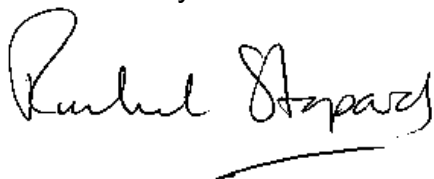
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 In relation to condition 5, you are advised to contact the Tree and Landscape Officer (020 7974 4444) to arrange a site visit.

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



Director of Supporting Communities

Rachel Stopard  
Director of Supporting Communities