

Mr Peter Thomas  
51% Studios  
1A Cobham Mews  
London  
NW1 9SB  
United Kingdom

Application Ref: **2015/4436/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

15 July 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:  
**19 Rona Road**  
**London**  
**NW3 2HY**

Proposal:

Conversion of 6 bedroom house into two flats (2 x 3 bedroom units) including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout.

Drawing Nos: 000 Rev A, 0001 Rev A, 0002 Rev A, 1000 Rev D, 1002 Rev F, 1003 Rev F, 1004 Rev F, 1101 Rev G, 1201 Rev E, 1202 Rev D, 4000 Rev A, Design and Access Statement, Amended Planning Views, Basement Impact Assessment (Structural & Civil Engineering Only), SubStructural Calculations P3 (30/07/2015), SubStructural Basement Impact Assessment (Supplemental information), Arboricultural and Planning Impact Assessment Report (20th May 2015), Town Planning & Heritage Statement (30 July 2015), esi Basement Impact Assessment (Surface Water and Groundwater) 63108R1Rev2 December 2015, L15\_088\_04/501 Rev P3, L15\_088\_04/505, L15\_088\_04/506 Rev P3, Schedule of Condition (3 December 2015), Drain Doctor Report 01707 371785 (20/07/2015), SubStructural Calculations Basement Design Philosophy and Scia Engineer L15-088-04.



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 policies 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:

000 Rev A, 0001 Rev A, 0002 Rev A, 1000 Rev D, 1002 Rev F, 1003 Rev F, 1004 Rev F, 1101 Rev G, 1201 Rev E, 1202 Rev D, 4000 Rev A, Design and Access Statement, Amended Planning Views, Basement Impact Assessment (Structural & Civil Engineering Only), SubStructural Calculations P3 (30/07/2015), SubStructural Basement Impact Assessment (Supplemental information), Arboricultural and Planning Impact Assessment Report (20th May 2015), Town Planning & Heritage Statement (30 July 2015), esi Basement Impact Assessment (Surface Water and Groundwater) 63108R1Rev2 December 2015, L15\_088\_04/501 Rev P3, L15\_088\_04/505, L15\_088\_04/506 Rev P3, Schedule of Condition (3 December 2015), Drain Doctor Report 01707 371785 (20/07/2015), SubStructural Calculations Basement Design Philosophy and Scia Engineer L15-088-04.

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 including details of 1 replacement tree 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 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details 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 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 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority 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 neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected at 2nd floor level on the boundary with 17 Rona Road prior to commencement of use of the roof terrace and shall be permanently retained.

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.

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.

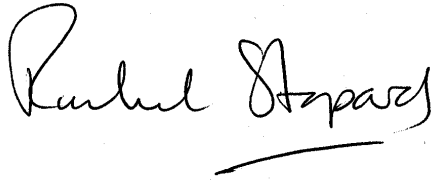
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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". The signature is written in a cursive style with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities