

Mr Martin Harradine  
AZ Urban Studio  
Magdalen House  
136-148 Tooley Street  
London SE1 2TU

Application Ref: **2015/6894/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

24 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**2 Maresfield Gardens**  
**London**  
**NW3 5SU**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 (for addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade and use of resulting building as 6 residential units), namely increase in size of front lightwell, creation of rear stepped lightwell to Coach House, glazed infill extension to rear, creation of 1st floor roof terrace at rear including replacement of windows with French doors.

Drawing Nos:

Superseded: 0052\_200; 0052\_201; 0052\_202; 0052\_203; 0052\_204 Rev A; 0052\_100; 0052\_101 Rev A; 0052\_102 Rev A; 0052\_103; 0052\_104; 0052\_105; 0052\_106; 0052\_300 Rev A

Proposed: 0052\_201 Rev C; 0052\_202 Rev B; 0052\_203 Rev C; 0052\_204 Rev B; 0052\_205 Rev A; 0052\_100 Rev D; 0052\_101 Rev C; 0052\_102 Rev C; 0052\_103 Rev B; 0052\_104 Rev A; 0052\_105 Rev A; 0052\_106 Rev A; 0052\_108; 0052\_300 Rev D; 0052\_301 Rev C; 0052\_302 Rev B; 0052\_303 Rev C; 0052\_304 Rev C; 0052\_305 Rev B; 0052\_306 Rev A; 0052\_307 Rev B; Arboricultural Implications Report prepared by ACS



Consulting dated 23rd October 2015; Addendum to Arboricultural Implications Report prepared by ACS Consulting dated 13/06/16; Basement Impact Assessment prepared by Abbey Pynford dated 01/09/15; Construction management plan prepared by AZ Urban Studio dated 27/11/15.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/6313/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Construction management plan v1 11.11.14; 0052\_024; 0052\_025; 0052\_026; 0052\_027; 0052\_002; 0052\_010; 0052\_011; 0052\_012; 0052\_013; 0052\_014; 0052\_020; 0052\_021; 0052\_022; 0052\_023; 0052\_030; BREEAM Domestic Refurbishment Pre-Assessment; 0052\_001; Lifetime Homes statement July 2010; 0052\_201 Rev C; 0052\_202 Rev B; 0052\_203 Rev C; 0052\_204 Rev B; 0052\_205 Rev A; 0052\_100 Rev D; 0052\_101 Rev C; 0052\_102 Rev C; 0052\_103 Rev B; 0052\_104 Rev A; 0052\_105 Rev A; 0052\_106 Rev A; 0052\_108; 0052\_300 Rev D; 0052\_301 Rev C; 0052\_302 Rev B; 0052\_303 Rev C; 0052\_304 Rev C; 0052\_305 Rev B; 0052\_306 Rev A; 0052\_307 Rev B; Arboricultural Implications Report prepared by ACS Consulting dated 23rd October 2015; Addendum to Arboricultural Implications Report prepared by ACS Consulting dated 13/06/16; Basement Impact Assessment prepared by Abbey Pynford dated 01/09/15; Construction management plan prepared by AZ Urban Studio dated 27/11/15.

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

- 2 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.

- 3 The development shall be carried out in accordance with the recommendations of the basement impact assessment prepared by Abbey Pynford dated 01/09/15 hereby approved.

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.

- 4 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 Arboricultural Implications Report hereby approved.

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.

- 5 Prior to the first occupation of the building a plan showing details of the green roof above the basement extension including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

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):

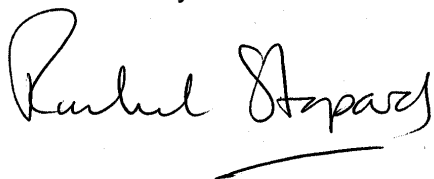
- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 2 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).

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



Rachel Stopard  
Executive Director Supporting Communities