

Mr Paul Watson  
Phillips Planning Services Limited  
Kingsbrook House  
7 Kingsway  
Bedford  
Bedfordshire  
MK42 9BA

Application Ref: **2015/0851/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

12 September 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:  
**2 Akenside Road**  
**London**  
**NW3 5BS**

Proposal:

Excavation of basement level and the erection of a single storey rear extension. Conversion of garage for use as habitable residential space and other associated alterations.

Drawing Nos: Drawing no: 1256 PL 200, 1256 PL 201A, 1256 PL 202A , 1256 PL 203A, 1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL 209A, 1256 PL 210A, 1256 PL 211.

1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL 106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and 1256 PL 101C.

Supporting documents: Planning, design, access and heritage statement (dated February 2015), Arbtech Impact Assessment (dated February 2015), Site Analytics BIA (dated January 2015) and Motion Traffic Management Plan (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 Drawing no: 1256 PL 200, 1256 PL 201A, 1256 PL 202A, 1256 PL 203A, 1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL 209A, 1256 PL 210A, 1256 PL 211, 1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL 106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and 1256 PL 101C.

Supporting documents: Planning, design, access and heritage statement (dated February 2015), Arbtech Impact Assessment (dated February 2015), Site Analytics BIA (dated January 2015) and Motion Traffic Management Plan (dated January 2015).

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

- 4 The flat roof as shown on the approved drawings shall not be used as a roof terrace other than for maintenance purposes.

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.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 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 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. 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 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.

- 7 The development hereby approved shall not be occupied 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 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.

- 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. 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.

Informative(s):

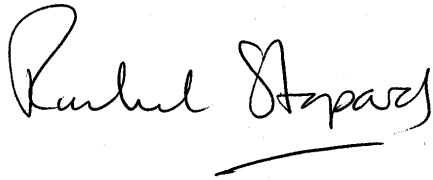
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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.

Rachel Stopard  
Executive Director Supporting Communities