

Miss Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London SE1 2TU

Application Ref: **2015/4485/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**Grove Lodge
Admiral's Walk
London
NW3 6RS**

Proposal:

Erection of side and rear extension, basement and outbuilding along with soft and hard landscaping and associated alterations following removal of existing extensions.

Drawing Nos: Planning Statement 03 august 2015, Heritage Appraisal July 2015; Ground Movement Assessment August, 2015, prepared by Card Geotechnics Limited; Construction Management Plan July 2015, prepared by Burke Hunter Adams; Basement Impact Assessment Audit Rev: F1 dated November 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment dated August 2015, prepared by HR Wallingford; Revised Archaeological Desktop Assessment dated May 2014, prepared by Mills Whipp Projects; Arboricultural Implications Report dated July 2015, prepared Simon Jones Associates; Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00 304 Rev P1; dNA GLR 00 305 Rev P1; dNA GLR 00 306 Rev P1; dNA GLR 00 307 Rev



P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0;dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; dNA GLR 01 002 Rev P3; dNA GLR 01 100 Rev P3; dNA GLR 01 101 Rev P3; dNA GLR 01 102 Rev P3; dNA GLR 01 103 Rev P3; dNA GLR 01 104 Rev P3; dNA GLR 02 200 Rev P3; dNA GLR 02 201 Rev P3; dNA GLR 02 202 Rev P3; dNA GLR 02 250 Rev P0; dNA GLR 03 300 Rev P2; dNA GLR 03 301 Rev P2; dNA GLR 03 304 Rev P1; dNA GLR 03 305 Rev P1; dNA GLR 03 306 Rev P1; dNA GLR 03 307 Rev P1, Grove Lodge: Modelling impact of basement development on groundwater(Report 2016-009-013-002), prepared by Stephen Buss Environmental Consulting Ltd, dated January 2016.

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:

Planning Statement 03 august 2015, Heritage Appraisal July 2015; Ground Movement Assessment August, 2015, prepared by Card Geotechnics Limited; Construction Management Plan July 2015, prepared by Burke Hunter Adams; Basement Impact Assessment Audit Rev: F1 dated November 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment dated August 2015, prepared by HR Wallingford; Revised Archaeological Desktop Assessment dated May 2014, prepared by Mills Whipp Projects; Arboricultural Implications Report dated July 2015, prepared Simon Jones Associates; Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00 304 Rev P1; dNA GLR 00 305 Rev P1; dNA

GLR 00 306 Rev P1; dNA GLR 00 307 Rev P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0;dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; dNA GLR 01 002 Rev P3; dNA GLR 01 100 Rev P3; dNA GLR 01 101 Rev P3; dNA GLR 01 102 Rev P3; dNA GLR 01 103 Rev P3; dNA GLR 01 104 Rev P3; dNA GLR 02 200 Rev P3; dNA GLR 02 201 Rev P3; dNA GLR 02 202 Rev P3; dNA GLR 02 250 Rev P0; dNA GLR 03 300 Rev P2; dNA GLR 03 301 Rev P2; dNA GLR 03 304 Rev P1; dNA GLR 03 305 Rev P1; dNA GLR 03 306 Rev P1; dNA GLR 03 307 Rev P1, Grove Lodge: Modelling impact of basement development on groundwater(Report 2016-009-013-002), prepared by Stephen Buss Environmental Consulting Ltd, dated January 2016.

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 and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 by not later than the end of the planting season following completion 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.

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 Prior to the commencement of any works on site 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 approved tree protection measures. The approved tree protection measures shall remain in place for the duration of development.

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 the end of the next available planting season following completion of the development, 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, 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 outbuilding hereby approved shall only be used for purposes incidental to the residential use of Grove Lodge - Admiral's Walk and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and DP26 (Managing the impact of development on occupiers and neighbours) 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 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

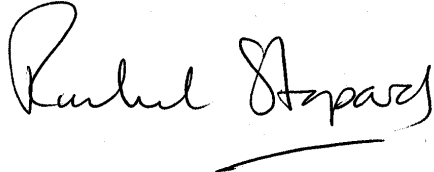
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 It shall be the Contractors' responsibility to report any serious defects noted whilst working in or climbing the tree(s) in question. Should this suggest the need for additional tree work to that specified or recommended, the Council should be notified in advance, excepting only in circumstances where safety reasons require immediate and urgent action.
- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 the name.

Rachel Stopard
Executive Director Supporting Communities