

SDA Architects
Victoria Foundry
Marshall Street
Leeds
West Yorkshire
LS11 9EH

Application Ref: **2015/6422/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Great Russell Street
London
WC1B 3NB

Proposal:

Erection of single storey rear extension at lower ground floor level.

Drawing Nos: A(PL)-001, A(10)-100, A(10)-200, A(10)-300, A(PL)-100 Rev. D, A(10)-101 Rev. C, A(PL)-200 Rev. E, A(PL)-300 Rev. E, A(PL)-301 Rev. E, Arboricultural Impact Assessment Plan ref: BA5499AIA, Tree Survey & Constraints Plan dated 20/06/2016, and Arboricultural Impact Appraisal ref: BA5499AIA.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: A(PL)-001, A(10)-100, A(10)-200, A(10)-300, A(PL)-100 Rev. D, A(10)-101 Rev. C, A(PL)-200 Rev. E, A(PL)-300 Rev. E, A(PL)-301 Rev. E, Arboricultural Impact Assessment Plan ref: BA5499AIA, Tree Survey & Constraints Plan dated 20/06/2016, and Arboricultural Impact Appraisal ref: BA5499AIA.

Reason:

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

- 4 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:
 - a) A tree protection plan (TPP) showing the location and nature of tree protection measures
 - b) Appropriate working processes in the vicinity of trees
 - c) Details of an auditable system of site monitoring
 - d) Details of the design of building foundations
 - e) Details, including 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

The development thereafter shall be implemented in strict accordance with the approved details.

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 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the

local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such 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

Informatives:

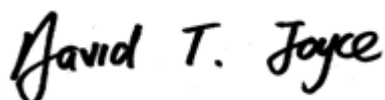
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities