

Mr Charles Couzens  
Ecos Maclean Ltd  
8a Chamberlain Street  
London  
NW1 8XB

Application Ref: **2016/4976/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

20 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Mansion Gardens**  
**London**  
**NW3 7NG**

Proposal:

Alterations to dwellinghouse including the erection of raised decking / fencing to rear ground floor and installation of Jacuzzi; extension to 1st floor rear terrace and replacement balustrade; recladding section of rear elevation; installation of 2 rear rooflights (retrospective).

Drawing Nos: (Prefix: 15119-...) 01, 02 rev 01, 03, 04 rev 01, 10, 14; Design and Access Statement dated Nov 16.

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 shall be carried out in accordance with the following approved plans: (Prefix: 15119-...) 01, 02 rev 01, 03, 04 rev 01, 10, 14; Design and Access Statement dated Nov 16.

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



- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when the installed jacuzzi is in operation unless the equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

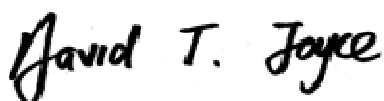
- 1 You are advised that enforcement investigations remain ongoing regarding the loss/damage to trees on the site and this permission in no way infers any grant of approval for these actions. Notwithstanding the hereby approved drawings, the trees on the site are the subject of the Tree Preservation Order (C98/15H) and no tree subject to a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as specifically indicated within the proposals to which this planning permission relates. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 2 The applicant is reminded that the temporary structures erected within the curtilage of the property must be removed as soon as reasonably possible once their use for construction purposes is no longer required. Should these structures be required for a period of more than 21 days following the issuing of this decision, temporary planning permission may be necessary.

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