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London
W1J 8BA

Application Ref: **2016/4549/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

22 December 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:

**12 Gloucester Gate
12 & 13 Gloucester Gate Mews
London
NW1 4AD**

Proposal:

Erection of single storey extension connecting 12 Gloucester Gate to mews building; insertion of rooflight; excavation of basement to extend below rear courtyard and mews properties; remodelling of mews properties with sash windows at upper ground floor (facing courtyard), parapet height raised, and erection of hipped, pitched roof to 12 Gloucester Gate Mews following demolition of 12 and 13 Gloucester Gate Mews behind retained elevation facing Gloucester Gate Mews.

Drawing Nos: Design and access statement prepared by Make dated August 2016; Daylight and Sunlight Report prepared by EB7 dated 5th August 2016; Planning statement prepared by Montague Evans dated August 2016; Heritage Statement prepared by Montague Evans dated August 2016; Basement Impact Assessment with Appendix A-J prepared by Technicker dated 12.08.2016; Outline Construction Management Plan prepared by Technicker dated 12.08.2016; Basement Impact Assessment - Addendum 01 & 02 prepared by Techniker dated 21.09.2016 & 04.10.2016; Arboricultural Impact Assessment prepared by Environmental Services dated 11th August 2016; Addendum To Arboricultural Impact Assessment prepared by Environmental Services dated 14th November 2016; PD2200 01; PD2201 02; PD2202 02; PD2203 01; PD2204 02; PD0010



01; PD0011 01; PD0999 01; PD1000 01; PD1000A 01; PD1001 01; PD1002 01; PD1003 01; PD1100 01; PD1101 01; PD1200 01; PD1201 01; PD1202 01; PD1203 01; PD1204 01; PD1205 01; PD1499 01; PD1500; PD1501; PD1502; PD1503; PD1601; PD1701; PD1703; PD1704; PD1999 05; PD2000 02; PD2000A 03; PD2002 02; PD2003 02; PD2100 01; PD2101 01; PD1998 03; PD2001 03; PD2205 06; PD3910

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: Design and access statement prepared by Make dated August 2016; Daylight and Sunlight Report prepared by EB7 dated 5th August 2016; Planning statement prepared by Montague Evans dated August 2016; Heritage Statement prepared by Montague Evans dated August 2016; Basement Impact Assessment with Appendix A-J prepared by Technicker dated 12.08.2016; Outline Construction Management Plan prepared by Technicker dated 12.08.2016; Basement Impact Assessment - Addendum 01 & 02 prepared by Techniker dated 21.09.2016 & 04.10.2016; Arboricultural Impact Assessment prepared by Environmental Services dated 11th August 2016; Addendum To Arboricultural Impact Assessment prepared by Environmental Services dated 14th November 2016; PD2200 01; PD2201 02; PD2202 02; PD2203 01; PD2204 02; PD0010 01; PD0011 01; PD0999 01; PD1000 01; PD1000A 01; PD1001 01; PD1002 01; PD1003 01; PD1100 01; PD1101 01; PD1200 01; PD1201 01; PD1202 01; PD1203 01; PD1204 01; PD1205 01; PD1499 01; PD1500; PD1501; PD1502; PD1503; PD1601; PD1701; PD1703; PD1704; PD1999 05; PD2000 02; PD2000A 03; PD2002 02; PD2003 02; PD2100 01; PD2101 01; PD1998 03; PD2001 03; PD2205 06; PD3910

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

- 4 Prior to commencement of the relevant part, details of measures to mitigate light

spill from the rooflights and glazed extension hereby approved shall be submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to the occupation of the dwelling and shall be permanently retained.

Reason: To safeguard the setting of the listed building 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 DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 the replacement Cherry tree, planted screen adjoining 14 Gloucester Gate and courtyard planting]. 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.

- 6 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, unless the local planning authority gives written consent to any variation.

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.

- 7 During the first available planting season following the completion of works, a *Liquidambar styraciflua* (sweet gum) tree shall be planted as a heavy standard with a girth size of 12-14 cms, unless otherwise agreed in writing by the local authority. The tree shall be planted and maintained to the standards set out in BS8545:2014.

Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended).

- 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.

- 9 The development shall be carried out in strict accordance with the Basement Impact Assessment with Appendix A-J prepared by Techniker dated 12.08.2016 and Basement Impact Assessment - Addendum 01 & 02 prepared by Techniker dated 21.09.2016 & 04.10.2016 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.

- 10 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 all plant/equipment (or any part of it) is in operation unless the plant/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 plant/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 and the area generally 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.

- 11 Prior to the commencement of any works on site, tree protection measures detailed in the arboricultural report ref. D1006151635 dated 11/08/2016 shall be installed on site and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 protection details.

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.

Informative(s):

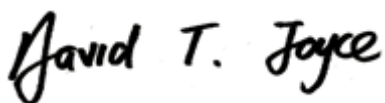
- 1
Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities

