

Mr Gavin Challand
Square Feet Architects
8A Baynes Mews
London
NW3 5BH

Application Ref: **2016/4823/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

10 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**40 Arkwright Road
London
NW3 6BH**

Proposal:

Alterations to the front garden of the residential building (Class C3) including landscaping and access configuration, bin storage with green roof, cycle storage, front boundary wall and replacement of a tree.

Drawing Nos: 1608 L 010 Rev A; 1608 L 011 Rev A; 1608 L 012 Rev A; 1608 L 017 Rev A; 1608 L 018 Rev A; 1608 L 019 Rev A; 1608 L 020 Rev B; 1608 L 021 Rev A; 1608-L-160 Rev D; 1608-L-161 Rev B; 1608-L-162 Rev B; 1608-L-167 Rev D; 1608-L-169 Rev D; 1608-L-170 Rev D; 1608-L-172 Rev F; 1608-L-180 Rev B; 1608-L-181 Rev B; Arboricultural Implications Report dated 7/04/2016; Planting and Maintenance specification dated 19/11/2016; Bin store detail dated 16/08/2016 revision 2; Confirmation email from agent dated 23/12/2016.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1608 L 010 Rev A; 1608 L 011 Rev A; 1608 L 012 Rev A; 1608 L 017 Rev A; 1608 L 018 Rev A; 1608 L 019 Rev A; 1608 L 020 Rev B; 1608 L 021 Rev A; 1608-L-160 Rev D; 1608-L-161 Rev B; 1608-L-162 Rev B; 1608-L-167 Rev D; 1608-L-169 Rev D; 1608-L-170 Rev D; 1608-L-172 Rev F; 1608-L-180 Rev B; 1608-L-181 Rev B; Arboricultural Implications Report dated 7/04/2016; Planting and Maintenance specification dated 19/11/2016; Bin store detail dated 16/08/2016 revision 2; Confirmation email from agent dated 23/12/2016.

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

- 3 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.

- 4 The works hereby approved in relation to the replacement of the tree shall be carried out in accordance with the methods outlined in the submitted Arboricultural Implications Report dated 7/04/2016, Planting and Maintenance specification dated 19/11/2016 and email confirmation from agent dated 23/12/2016, unless otherwise agreed in writing with the Local Planning Authority.

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 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.

- 5 Any trees or areas of planting (other than those which are shown to be removed as part of this application) 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 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 and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

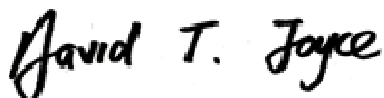
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities