

Mr William McGuinness  
UV Architects  
Unit F, Flat Iron Yard  
14 Ayres Street  
SE1 1ES

Application Ref: **2016/6483/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

10 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**31 Briardale Gardens**  
**London**  
**NW3 7PN**

Proposal: Erection of single storey rear extension and installation of 1 x rear dormer window.

Drawing Nos: AL(00)001D; EX(00)000; EX(00)001; EX(00)002; EX(00)003 Rev. A; Design and Access Statement; Tree Report; Tree Protection Plan (13/01/2016); Letter from Advanced Tree Services Limited (17/01/2017).

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: AL(00)001D; EX(00)000; EX(00)001; EX(00)002; EX(00)003 Rev. A; Design and Access Statement; Tree Report; Tree Protection Plan (13/01/2016); Letter from Advanced Tree Services Limited (17/01/2017).

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

- 4 Prior to commencement of works on site, the tree protection measures detailed in the approved documents shall be installed in line with BS5837:2012. 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. A pre-commencement site meeting shall be undertaken with the applicants arboricultural consultant, the tree contractor, the site manager and the LPA tree officer to establish the extent of any pruning of T1 that is required and to agree on any other finer points of detail that may be required prior to works commencing.

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.

- 5 All work shall be carried out in accordance with the tree protection measures recommended in the Arboricultural Impact Assessment covering letter dated January 2017. Should the Magnolia (T1) tree present on the site die or be removed as a result of the development it shall be replaced 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 the preservation of the amenity value and health of the tree in accordance with policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### 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).

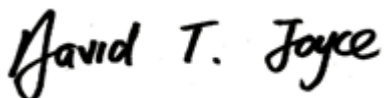
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 The applicant is advised to refer to the Bat Conservation Trust Interim Guidance on artificial lighting and wildlife ([www.bats.org.uk](http://www.bats.org.uk)).

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