

Mr Matt Bailey
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Application Ref: **2013/6912/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

29 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Templewood Avenue
London
NW3 7XA

Proposal:

Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3).

Drawing Nos: 1861/AE-001, 1861/AE-002, 1861/AE-003/01, 1861/AE-003/02, 1861/AP-002/01, 1861/AP-002/02, 1861/AP-003/01, 1861/AP-003/02, 1861/AP-004, 1861/AP-005, 1861/AP-006, 1861/AS-001/01, 1861/AS-001/02, 1861/AS-002, 1861/ASP-001, pending/06A, pending/05A, pending/07 and Site Location Plan

Supporting documents: Design and Access Statement, Chelmer Basement Impact Assessment, Tree Protection Method Statement, Sharps Redmore Environmental Noise Assessment, Method Statement for Basement Construction

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 1861/AE-001, 1861/AE-002, 1861/AE-003/01, 1861/AE-003/02, 1861/AP-002/01, 1861/AP-002/02, 1861/AP-003/01, 1861/AP-003/02, 1861/AP-004, 1861/AP-005, 1861/AP-006, 1861/AS-001/01, 1861/AS-001/02, 1861/AS-002, 1861/ASP-001, pending/06A, pending/05A, pending/07 and Site Location Plan

Supporting documents: Design and Access Statement, Chelmer Basement Impact Assessment, Tree Protection Method Statement, Sharps Redmore Environmental Noise Assessment, Method Statement for Basement Construction

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

- 2 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).

- 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Details of all new joinery, internal and external shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the basement development.

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, 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 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.

- 7 Details of the replacement rose garden, shall be provided on site and approved in writing by the local planning authority before the occupation of the basement.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

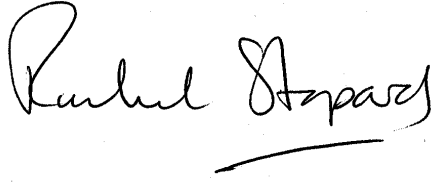
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1, CS4, CS5, CS6, CS11, CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2, DP3, DP5, DP6, DP16, DP17, DP18, DP19, DP24, DP25, DP26, DP27 of . For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities