

Mr. Matt Bailey
Planning Sense Ltd.
55 St John Street
London
EC1M 4AN

Application Ref: **2016/3900/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
45 Flask Walk
London
NW3 1HH

Proposal:

Demolition of an existing two storey rear extension, erection of a replacement three storey rear extension and basement excavation.

Drawing Nos: Drawing Nos: 1050 APL 001 Rev. D, 1050 APL 002 Rev. D, 1050 APL 003 Rev. E, 1050 APL 004 Rev. C, 1050 APL 005 Rev. D, 1050 APL 006 Rev. D, 1050 APL 007 Rev. E, 1050 APL 008 Rev. B, 1050 ASU 001 Rev.A, 1050 ASU 002 Rev.A, 1050 ASU 003 Rev.A, 1050 ASU 004 Rev.A, 1050 ASU 005 Rev.A, 1050 ASU 006 Rev.A, 1050 ASU 007 Rev.A, Basement structural drawings numbered 01 rev P8, 02 rev P2, 03 rev P1, 04 rev P7, 05 rev P6, 06 rev P4, 07 rev P1, 09 rev P1; Planning, Heritage, Design and Access Statement dated June 2016; Basement Impact Assessment ref: J16035 dated May 2016 and Supplementary BIA information received 07/12/2016; Arboricultural Survey (BS5837:2012) & Impact Assessment Report dated 14th July 2015 and Addendum Arboricultural Note dated 4th August 2015.

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 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: Drawing Nos: 1050 APL 001 Rev. D, 1050 APL 002 Rev. D, 1050 APL 003 Rev. E, 1050 APL 004 Rev. C, 1050 APL 005 Rev. D, 1050 APL 006 Rev. D, 1050 APL 007 Rev. E, 1050 APL 008 Rev. B, 1050 ASU 001 Rev.A, 1050 ASU 002 Rev.A, 1050 ASU 003 Rev.A, 1050 ASU 004 Rev.A, 1050 ASU 005 Rev.A, 1050 ASU 006 Rev.A, 1050 ASU 007 Rev.A, Basement structural drawings numbered 01 rev P8, 02 rev P2, 03 rev P1, 04 rev P7, 05 rev P6, 06 rev P4, 07 rev P1, 09 rev P1; Planning, Heritage, Design and Access Statement dated June 2016; Basement Impact Assessment ref: J16035 dated May 2016 and Supplementary BIA information received 07/12/2016; Arboricultural Survey (BS5837:2012) & Impact Assessment Report dated 14th July 2015 and Addendum Arboricultural Note dated 4th August 2015.

Reason:

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

- 4 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details 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.

- 6 Prior to occupation, full details of hard and soft landscaping including specifications of one replacement tree (and tree pits where applicable, taking into account the standards set out in BS8545:2014) have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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, 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 The ground floor obscure glazed roof shown on plan number 1050 APL 003 Rev.E, shall be fitted with obscure glazing and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The ground floor extension hereby approved shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 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):

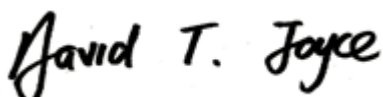
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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