

Mr. Robin Harper
Harper Planning Consultants Ltd
The Boathouse Design Studio
27 Ferry Road
Teddington
Middlesex
TW11 9NN

Application Ref: **2015/0354/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

12 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Prior approval subject to Section 106 Legal agreement

Address:
**6 and 7 Railey Mews
London
NW5 2PA**

Proposal:

Demolition of the existing buildings and the erection of 2 x two-storey, plus basement single family dwelling houses, including mansard roof extensions (Class C3)

Drawing Nos: Site location plan; AG150d 030; AG150d 031-01; AG150d 031-02; AG150d 001 Rev A; AG150d 002 Rev A; AG150d 003 Rev A; AG150d 004 Rev A; AG150d 005 Rev A; AG150d 020-01 Rev A; AG150d 020-02 Rev A; AG150d 022-01 Rev A; AG150d 022-02 Rev A; AG150e 030; AG150e 031-01; AG150e 031-02; AG150e 001; AG150e 002; AG150e 003; AG150e 004; AG150e 005; AG150e 020-01; AG150e 020-02; AG150e 022-01; AG150e 022-02; Design and Access Statements by Morgan Harris Architects dated 18/04/2011 Refs: AG150d); Basement Impact Assessment by Price and Myers LLP
Letter from Harper Planning dated 23/01/2015; Structural Report by Clive Adams and Associates Ltd dated 06/03/2014; Letter by E-Build Homes for Life dated 27/03/2014 confirming Structural Engineer (CAA Ltd) appointment; Letter by E-Build Home for Life dated 22/04/2015



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 shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: In order to comply with the provisions of Section 92 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 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 Prior to the occupation of the building the front and rear dormer windows hereby approved shall be fixed shut and obscured glazed to a height of 1.7m from internal floor level and maintained as such permanently thereafter.

Reason: In order to protect the residential amenity of neighbouring properties in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy

- 5 Within 4 months of the date of this decision detail of the method statement and materials of soot washing of the London Stock and Red Stock bricks on the building shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 6 Prior to occupation of the relevant part of the development, details of how the houses hereby approved have been constructed in accordance with Building Regulations Part M 4 (2) submitted and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of the relevant part of the development, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 8 Prior to the occupation of the unit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the development shall be submitted to and approved by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 9 Within 3 months of the date of this decision the holes located on the underside of the meeting rails on the window frames of the sash windows hereby approved shall be in filled, after which the underside of all the meeting rails shall be painted white to match the existing window frames.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; AG150d 030; AG150d 031-01; AG150d 031-02; AG150d 001 Rev A; AG150d 002 Rev A; AG150d 003 Rev A; AG150d 004 Rev A; AG150d 005 Rev A; AG150d 020-01 Rev A; AG150d 020-02 Rev A; AG150d 022-01 Rev A; AG150d 022-02 Rev A; AG150e 030; AG150e

031-01; AG150e 031-02; AG150e 001; AG150e 002; AG150e 003; AG150e 004; AG150e 005; AG150e 020-01; AG150e 020-02; AG150e 022-01; AG150e 022-02; Design and Access Statements by Morgan Harris Architects dated 18/04/2011 Refs: AG150d); Basement Impact Assessment by Price and Myers LLP; Letter from Harper Planning dated 23/01/2015; Structural Report by Clive Adams and Associates Ltd dated 06/03/2014; Letter by E-Build Homes for Life dated 27/03/2014 confirming Structural Engineer (CAA Ltd) appointment; Letter by E-Build Home for Life dated 22/04/2015

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

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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 Noise and Licensing Enforcement Team, 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 T. Joyce

David Joyce
Director of Regeneration and Planning

