

Mr John Hough
Oakley Hough Limited
The Barn
Stebbing Farm
Fishers Green
Stevenage
SG1 2JB

Application Ref: **2016/6512/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

26 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
49 Fitzjohn's Avenue
London
NW3 6PG

Proposal:

Details of sound insulation required by condition 6, details of cycle storage required by condition 7, details of hard and soft landscaping required by condition 8, details of ground investigation required by condition 10, details of chartered engineer to oversee basement works required by condition 11, and details of parking provision on site required by condition 13 of planning permission 2015/5379/P, dated 01/08/2016 (for conversion to 6x flats, extensions and associated works)

Drawing Nos: Letter from ground&water dated 31/03/2017; ground&water Desk Study Report dated 01/02/2017; parking plan received 01/03/2017; Rear Garden Masterplan SD/PP/919111; Planting Plan SD/PP/9919112; Verification Certificate Design Studio 2 Ltd; letter from Design Studio 2 Ltd dated 05/01/2017; Cycle parking shelter example photograph received 06/01/2017; Cover letter dated 28/11/2016; 892/SDK/01; 892/SDK/02; 892/SDK/03; 892/SDK/04.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reasons for granting permission

The proposal seeks to discharge conditions 6, 7, 8, 10, 11 and 13 of planning permission 2015/5379/P, dated 01/08/2016.

Condition 6 sought details of enhanced sound insulation for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings. The details submitted are considered to be acceptable, so as to adequately protect the residential amenities of the occupiers.

Condition 7 sought details of a secure and covered cycle storage area for 12x cycles. The details have been revised during the course of the application to ensure the cycle spaces are fully enclosed. The sliding gate to provide access will be locked and only openable by residents with the appropriate key/fob. The details are now considered to be acceptable.

Condition 8 sought details of hard and soft landscaping and means of enclosure of all un-built, open areas. The details provided are considered to be acceptable such that the development will achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

Condition 10 sought the submission of a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas. The ground investigation has now been completed and final report is considered to be acceptable.

Condition 11 sought details of a suitably qualified chartered engineer to be 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. Design Studio 2 Ltd has been appointed and the Principal Representative will be John Diamond BSc (Hons), MICE, Ceng. His qualifications meet the requirements set out in CPG4 for land stability issues.

Condition 13 sought the submission of a plan which illustrates the parking provision on site. The plan has been revised during the course of the application, due to concerns about the number of cars that would be able to park on site. On balance, the details now provided are considered to be acceptable. Although it may be possible for more cars to park on the forecourt than intended, there is also a requirement to keep the bin store accessible and therefore the provision of landscaping to deter additional car parking is not feasible.

The proposed development is in general accordance with Policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17, DP24, DP25, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The

proposed development also accords with the London Plan 2015; and the provisions of the National Planning Policy Framework 2012.

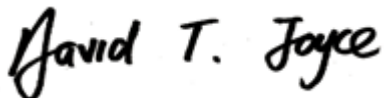
- 2 You are advised that condition 4 (evidence of water use levels) of planning permission 2015/5379/P, dated 01/08/2016, still needs to be discharged. The details must be submitted to and approved by the Local Planning Authority prior to occupation.
- 3 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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