

Mr Alastair Bird (20182/A3/AB/dw)
Barton Willmore LLP
Beansheaf Farmhouse
Bourne Close
Reading
Berkshire
RG31 7BW

Application Ref: **2011/3641/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

29 January 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Renewal of Full Planning Permission Granted

Address:
Klippan House
50 Well Walk
London
NW3 1BT

Proposal:

Renewal of planning permission granted on 26/05/2009 (ref. 2009/1621/P) for the erection of new single storey garage plus staircase link at rear to approved underground swimming pool (following the demolition of the 2 existing garages).

Drawing Nos: Site Location Plan; KHS/S011, 111, 112, 211, 212, 213, 214, 311, 312; KHW/P011B, 111B, 112B, 113A, 211B, 212A, 213B, 214A, 311A, 312B, 611B; Basement Impact Assessment by Taylor Whalley Spyra dated June 2012 Ref GB/8414-BIA-Version 1.0; Construction Management Plan by Taylor Whalley Spyra dated 12 June 2012 Ref GB/8414 Version 1.0; CMP05; CMP06; CMP07; Addendum to Basement Impact Assessment by Taylor Whalley Spyra dated May 2013 Ref GB/8414-BIA-ADDENDUM-Version 2.0; Basement Impact Assessment Non-Technical Summary by Taylor Whalley Spyra dated November 2013 Ref GB/8414-BIA Non-Technical Summary Version 1.0; Taylor Whalley Spyra Wallap information Ref 8414 dated 06/11/13; Letter from Barton Willmore dated 10/12/2013 Ref 20182/A3/AB/dw



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 A sample panel of the facing materials of cedar and copper cladding and the glazed frame 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the first use of the garage building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 site. 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 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; KHS/S011, 111, 112, 211, 212, 213, 214, 311, 312; KHW/P011B, 111B, 112B, 113A, 211B, 212A, 213B, 214A, 311A, 312B, 611B; Basement Impact Assessment by Taylor Whalley Spyra dated June 2012 Ref GB/8414-BIA-Version 1.0; Construction Management Plan by Taylor Whalley Spyra dated 12 June 2012 Ref GB/8414 Version 1.0; CMP05; CMP06; CMP07; Addendum to Basement Impact Assessment by Taylor Whalley Spyra dated May 2013 Ref GB/8414-BIA-ADDENDUM-Version 2.0; Basement Impact Assessment Non-Technical Summary by Taylor Whalley Spyra dated November 2013 Ref GB/8414-BIA Non-Technical Summary Version 1.0; Taylor Whalley Spyra Wallap information Ref 8414 dated 06/11/13; Letter from Barton Willmore dated 10/12/2013 Ref 20182/A3/AB/dw

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

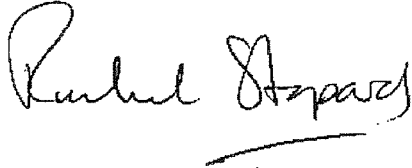
Informative(s):

- 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 2363).
- 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.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.