

Mr Owain Nedin
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2015/5899/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

5 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
16 Millfield Lane
London
N6 6JD

Proposal:

Creation of a new driveway entrance/exit, including a new vehicle crossover, demolition of existing entrance gate, erection of fencing across the existing entrance and the removal/replacement of trees.

Drawing Nos: Heritage Statement, Design & Access Statement, Tree report, Tree Location plan, 24818/16MR/P/02 Rev P1, 24818/16MR/P/01 Rev P1, 24818/16MR/P/03 Rev P1, CD508R/SK/07 Rev A, CD508R-AT-H02 Rev A & CD508R-AT-H01 Rev A

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 Heritage Statement, Design & Access Statement, Tree report, Tree Location plan, 24818/16MR/P/02 Rev P1, 24818/16MR/P/01 Rev P1, 24818/16MR/P/03 Rev P1, CD508R/SK/07 Rev A, CD508R-AT-H02 Rev A & CD508R-AT-H01 Rev A.

Reason:

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

- 4 Prior to the commencement of the development, details of all proposed Access Facilitation Pruning shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS399:2010.

Reason: To ensure the preservation of the amenity value and health of the tree in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the Development Policies.

- 5 Details shall be submitted to and approved by the Council before any works commence on site to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:
 - a tree protection plan (TPP) showing the location and nature of tree protection measures
 - appropriate working processes in the vicinity of trees
 - details of an auditable system of site monitoring
 - details of the design of building foundations
 - details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and

amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include:
- Scaled plans showing all existing and proposed vegetation and landscape features
 - A schedule detailing species, sizes, and planting densities
 - Location, type and materials to be used for hard landscaping and boundary treatments
 - Specifications for replacement trees, including at least two specimens with a minimum size of Advanced Heavy Standard with a girth of 16-18cm, taking into account the standards set out in BS8545:2014.
 - Details of any proposed earthworks including grading, mounding and other changes in ground levels.
 - A management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard 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.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14 & CS15 of the London Borough

- 8 No development shall commence until plans demonstrating the levels at the interface of the Development, the boundary of the Property and the Public Highway have been submitted to and approved by the Council in writing.

Reason: To ensure that the safety and efficiency and quality of the road network is maintained in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the use of the proposed entrance and exit driveway the on-street car

parking space shown on approved drawing 24818/16MR/P/01 Rev P1 will be provided and retained.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 and CS11 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.

- 10 Prior to the commencement of development details of porous surfacing (including its depth) for the vehicle access & parking area shall be submitted to and agreed in writing by the local planning authority.

Reason: To ensure that the quality of the highway is maintained in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

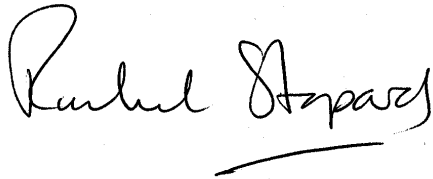
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

Rachel Stopard
Executive Director Supporting Communities