

Mr. Mark Ruthven
Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE

Application Ref: **2015/6528/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
10 Nutley Terrace
London
NW3 5SB

Proposal:

Partial demolition of the existing dwelling and detached single storey garage (existing front, west and part rear elevation above ground floor level to be retained and existing roof including chimneys to be reinstated), to be replaced by a new detached single-family dwelling, along with erection of extensions to the front (single storey), rear and side at ground and first floor levels, and excavation of single storey basement level.

Drawing Nos: Design, Access & Heritage Statement, Tree Survey Report, Daylight and Sunlight Study, Basement Impact Assessment, Structural Engineering Report and Subterranean Construction Method Statement Revision P3, NUT-X-001, NUT-X-002, NUT-X-101, NUT-X-102, NUT-X-103, NUT-X-104 Revision A, NUT-X-200, NUT-X-300, NUT-X-301, NUT-X-302, NUT-X-303 Revision A, NUT-X-304, NUT-X-151 Revision A, NUT-X-152 Revision A, NUT-X-154 Revision B, NUT-X-250 Revision A, NUT-X-350 Revision B, NUT-X-351 Revision B, NUT-X-352 Revision B, NUT-X-353 Revision B, NUT-X-354 Revision B, NUT-P-002 Revision H, NUT-P-100 Revision D, NUT-P-101 Revision E, NUT-P-102 Revision F, NUT-P-103 Revision E, NUT-P-200 Revision C, NUT-P-201 Revision D, NUT-P-202 Revision B, NUT-P-300 Revision C, NUT-P-301 Revision D, NUT-P-302 Revision D, NUT-P-303 Revision C, NUT-P-304 Revision B, NUT-X-PH01, NUT-X-PH02, NUT-X-PH03.



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:

Design, Access & Heritage Statement, Tree Survey Report, Daylight and Sunlight Study, Basement Impact Assessment, Structural Engineering Report and Subterranean Construction Method Statement Revision P3, NUT-X-001, NUT-X-002, NUT-X-101, NUT-X-102, NUT-X-103, NUT-X-104 Revision A, NUT-X-200, NUT-X-300, NUT-X-301, NUT-X-302, NUT-X-303 Revision A, NUT-X-304, NUT-X-151 Revision A, NUT-X-152 Revision A, NUT-X-154 Revision B, NUT-X-250 Revision A, NUT-X-350 Revision B, NUT-X-351 Revision B, NUT-X-352 Revision B, NUT-X-353 Revision B, NUT-X-354 Revision B, NUT-P-002 Revision H, NUT-P-100 Revision D, NUT-P-101 Revision E, NUT-P-102 Revision F, NUT-P-103 Revision E, NUT-P-200 Revision C, NUT-P-201 Revision D, NUT-P-202 Revision B, NUT-P-300 Revision C, NUT-P-301 Revision D, NUT-P-302 Revision D, NUT-P-303 Revision C, NUT-P-304 Revision B, NUT-X-PH01, NUT-X-PH02, NUT-X-PH03.

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 Development Policies and policy DP27 (Basements and Lightwells) 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 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 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 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation of the dwellinghouse. 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The proposed rooflights to the west facing roofslopes 10 Nutley Terrace shall be conservation style.

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.

- 9 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Detailed photographic survey and annotated elevation of all brick embellishments and details, including the window apertures, chimneys, corbelling, dormer pediment details, gate arch and decorative keystone, tiling and ridge tiles shall be provided to the local planning authority before the relevant part of the work is begun. Additionally the following shall be provided:

Details of all windows (1:20 plans);
Detail of all rainwater goods (1:20 plans).
Detail of front sliding gate (elevations).

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 For the avoidance of doubt, the fabric of the first floor facade of the building shall be retained as part of the development hereby permitted.

Reason: In the interests of proper planning and clarity and in order to demonstrate that the existing facade is a fundamental element of the scheme hereby approved and 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.

- 12 Before any works hereby authorised begins, steps shall be taken to secure the safety and stability of the retained first floor façade of the building which are to be retained in accordance with the Structural Engineering Report and Subterranean Construction Method Statement hereby approved and condition 3 (approved plans condition). Such steps shall include both temporary and permanent measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against the weather during progress of the works. The development shall not be carried out other than in accordance with the Structural Engineering Report and Subterranean Construction Method Statement.

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.

- 13 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.

- 14 Details of the design of building foundations and the layout, with 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, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. 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 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.

- 15 The proposed new dwelling as indicated on plan numbers: NUT-P-002 Revision H, NUT-P-100 Revision D, NUT-P-101 Revision E, NUT-P-102 Revision F, NUT-P-103 Revision E, NUT-P-200 Revision C, NUT-P-201 Revision D, NUT-P-202 Revision B, NUT-P-300 Revision C, NUT-P-301 Revision D, NUT-P-302 Revision D, NUT-P-303 Revision C, NUT-P-304 Revision B, NUT-X-PH01, NUT-X-PH02,

NUT-X-PH03, hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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.

- 16 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to 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).

- 17 Prior to construction the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development to be approved by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing 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).

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

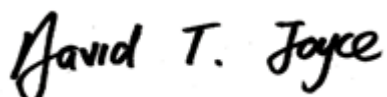
- 4 As the proposed development is close to Network Rail tunnels the applicant is advised the developer is requested to contact Network Rail's Asset Protection Team at AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

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