

Mr A Perkins
Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon HP18 9EE

Application Ref: **2016/5656/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Prince Albert Road
London
NW1 7SR

Proposal:
Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels.

Drawing Nos: 1604-PL-002, 1604-PL-009, 1604-PL-010, 1604-PL-011, 1604-PL-012, 1604-PL-013, 1604-PL-014, 1604-PL-021, 1604-PL-022, 1604-PL-031, 1604-PL-209 Revision C, 1604-PL-210 Revision C, 1604-PL-211, 1604-PL-212 Revision A, 1604-PL-213 Revision A, 1604-PL-214 Revision A, 1604-PL-221 Revision C, 1604-PL-222 Revision C, 1604-PL-231 Revision C, 1604-PL-600, 1604-PL-601, 1604-PL-602, 1604-PL-701, 1604-PL-702 Revision B, 1604-PL-703, 1604-PL-704 Revision A, 1604-PL-705, 1604-PL1-DAS Revision B, 1604-PL1-HAS Revision C, 1604-PL1-IND, 1604-PL1-MSBRICK, K1914/-03 Revision 2, K1914/-04 Revision 1, K1914/-09 Revision 6, K1914/-10 Revision 3, K1914/-11 Revision 3, K1914/-12 Revision 4, K1914/-13 Revision 3, K1914/-14 Revision 2, 103214.ph Revision 2, HVL/11PAR/AIA Revision 04, 11PAR_HV_SI_00_DE_B21_051 Revision P06, 11PAR_HV_SI_00_DE_B21_052 Revision P06 and 11PAR_HV_SI_00_DE_B21_053 Revision P05.

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:

1604-PL-002, 1604-PL-009, 1604-PL-010, 1604-PL-011, 1604-PL-012, 1604-PL-013, 1604-PL-014, 1604-PL-021, 1604-PL-022, 1604-PL-031, 1604-PL-209 Revision C, 1604-PL-210 Revision C, 1604-PL-211, 1604-PL-212 Revision A, 1604-PL-213 Revision A, 1604-PL-214 Revision A, 1604-PL-221 Revision C, 1604-PL-222 Revision C, 1604-PL-231 Revision C, 1604-PL-600, 1604-PL-601, 1604-PL-602, 1604-PL-701, 1604-PL-702 Revision B, 1604-PL-703, 1604-PL-704 Revision A, 1604-PL-705, 1604-PL1-DAS Revision B, 1604-PL1-HAS Revision C, 1604-PL1-IND, 1604-PL1-MSBRICK, K1914/-03 Revision 2, K1914/-04 Revision 1, K1914/-09 Revision 6, K1914/-10 Revision 3, K1914/-11 Revision 3, K1914/-12 Revision 4, K1914/-13 Revision 3, K1914/-14 Revision 2, 103214.ph Revision 2, HVL/11PAR/AIA Revision 04, 11PAR_HV_SI_00_DE_B21_051 Revision P06, 11PAR_HV_SI_00_DE_B21_052 Revision P06 and 11PAR_HV_SI_00_DE_B21_053 Revision P05.

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

- 4 Before any works commence on site, details shall be submitted to and approved by the Council 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 where these may impact trees

- 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.

- 5 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 (and tree pits where applicable), 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.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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 by not later than the end of the planting season following completion of the development. 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 policy DP24 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.

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