



Regeneration and Planning
Development Management
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Alexander Rakita
AR Architecture Ltd
Old Town Hall
213 Haverstock Hill
London
NW3 4QP

Application Ref: **2016/6510/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

6 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**Flat Ground Floor
13 Glenmore Road
London
NW3 4BY**

Proposal:

Extension and excavation to existing cellar to form larger basement, excavation to existing front lightwell to include replacement of existing door with double glazed timber sash window, excavation to create rear lightwell with associated works and removal of existing rooflight and replacement with 1x larger rooflight to ground floor flat

Drawing Nos: P000; P010; P011; P020; P021; P030; P100R1; P101R1; P110R1; P111R1; P200R1; P201R1; P210R1; P211R1; P212R1; P220R1; P302R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

P000 (OS Extract); P010; P011; P020; P021; P030; P100_R1; P101_R1; P110_R1; P111_R1; P200_R1; P201_R1; P210_R1; P211_R1; P212_R1; P220_R1; P302_R1; Basement impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)



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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P000 (OS Extract); P010; P011; P020; P021; P030; P100_R1; P101_R1; P110_R1; P111_R1; P200_R1; P201_R1; P210_R1; P211_R1; P212_R1; P220_R1; P302_R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

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 A5 of the London Borough of Camden Local Plan 2017.

- 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 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 D1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase 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 D1 of the London Borough of Camden Local Plan 2017.

- 7 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 A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development, full specifications for replacement trees (and tree pits where applicable), including species, position, available soil volume, planting date and size, taking into account the standards set out in BS8545:2014, shall be submitted to and approved in writing by the local planning authority.

The development shall not be implemented other than in accordance with the details thus approved.

~~Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those in the approved scheme of planting.~~

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy D1 of the London

Borough of Camden Local Plan 2017.

- 9 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Details including sections at 1:10 of the proposed double glazed timber sash window at lower ground floor level

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning

