

Robert Hume
Robert Hume
188 Holly Lodge
Oakeshott Avenue
London N6 6DU

Application Ref: **2015/6424/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 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:
13 Kylemore Road
London
NW6 2PS

Proposal:

Excavation to lower the existing basement floor level and creation of new front lightwell with associated external staircase and front bay window; erection of new front boundary wall with new bin store area; changes to fenestration to the rear at lower and upper ground levels; raising the parapet wall and roof level of existing rear closet wing.

Drawing Nos: Structural report dated January 2017 by Entuitive, SPK01RevA, SPK02RevA, SPK03, letter by MW dated 2/8/14 ref14040/MPW, Basement Impact Assessment Revision 2 by CGL dated July 2017, email dated 29/8/17 by Robert Hume, Additional BIA information; CCTV plan and letter by TATDS Ltd; TP1 and TP2 sketches, EX03, 141040-01, 141040-02, 141040-03, 141040-N1A, 141040-N1B, 141040-N1C.

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 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:
Structural report dated January 2017 by Entuitive, SPK01RevA, SPK02RevA, SPK03, letter by MW dated 2/8/14 ref14040/MPW, Basement Impact Assessment Revision 2 by CGL dated July 2017, email dated 29/8/17 by Robert Hume, Additional BIA information; CCTV plan and letter by TATDS Ltd; TP1 and TP2 sketches, EX03, 141040-01, 141040-02, 141040-03, 141040-N1A, 141040-N1B, 141040-N1C.

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

- 4 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment by CGL Rev3 dated September 2017 and supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and 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. 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 policies A3, A5 and 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, 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 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 policies A3, A5 and D1 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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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