

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Middlesex
TW12 1JQ

Application Ref: **2017/1499/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

12 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Greenaway Gardens
London
NW3 7DJ

Proposal:
Installation of car-lift on front driveway to serve existing basement and associated front landscaping to the front forecourt.

Drawing Nos: Drawing Nos: Site Location Plan, 1279S01 Revision A, 1279 AP 12 Revision B, 1279 AP 21 Revision B, 1279AP24B, Car lift details DBD/offer 1066, Car lift details Drw.1, Car lift noise assessment CSGA C1528.

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:

Drawing Nos: Site Location Plan, 1279S01 Revision A, 1279 AP 12 Revision B, 1279 AP 21 Revision B, 1279AP24B, Car lift details DBD/offer 1066, Car lift details Drw.1, Car lift noise assessment CSGA C1528.

Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations equipment.

- 5 Prior to the first use of the hereby approved car lift, the scheme of hard and soft landscaping to the front forecourt shown on the approved drawings shall be provided in full. The extent of soft landscaping to the front forecourt area shall then be retained as such in perpetuity.

Reason: To limit the availability of onsite parking and ensure that the use of the car-lift does not contribute to increased parking pressures, air pollution or congestion in surrounding streets.

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

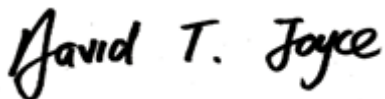
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning