

Zenab Haji-Ismael
Orcadian Planning
157 Byron Ave
London
E12 6NJ

Application Ref: **2018/1639/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

13 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
6 Nutley Terrace
London
NW3 5BX

Proposal: Alterations to timing for submitting details for conditions 4 (Hard and Soft Landscaping), 13 (SuDS), 14 (Qualified Engineer), 15 (Cycle Storage) and 21 (Lighting Strategy) for planning permission ref: 2015/7025/P (dated 01-03-2017) for erection of 2 x three storey plus basement single-family dwellinghouses (Class C3).

Drawing Nos: Supporting Statement as revised 11/04/2018

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision conditions 4, 13, 14 and 15 of the planning permission granted on 01/03/2017 under reference number 2015/7025/P shall be replaced by the following:

REPLACEMENT CONDITION 4

Prior to the commencement of development (other than demolition), full details of hard and soft landscaping (including replacement tree planting) and means of enclosure of all un-built, open areas shall be submitted to and approved in writing by the local planning authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels and replacement trees for the recently removed trees. 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 and 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.

REPLACEMENT CONDITION 13

Prior to commencement of development (other than demolition), details of a sustainable urban drainage system (SUDs) shall be submitted to and approved in writing by the local planning authority. The approved system shall be implemented as part of the development prior to first occupation and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

REPLACEMENT CONDITION 14

Prior to commencement of development (other than demolition), a suitably qualified chartered engineer with membership of the appropriate professional body shall be 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, and details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council.

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.

REPLACEMENT CONDITION 15

Prior to commencement of development (other than demolition), details of secure and covered cycle storage area for two cycles for each of the proposed houses shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

REPLACEMENT CONDITION 21

Prior to commencement of development (other than demolition), full details of a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes plus a lux level contour plan which should extend outwards to incremental levels of zero lux. The lighting strategy should seek to minimise impact on bats and ensure no light spill outside of the site boundaries.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, in line with NPPF (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

Informative:

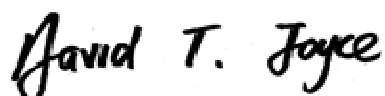
- 1 The proposal seeks to allow demolition to take place prior to certain details relating to the proposed development being submitted for approval.

The matters covered by the conditions to be amended are not directly related to the works of demolition of the existing dwellinghouse. The receipt of the relevant details following demolition but prior to any further works taking place is not a material change and the local planning authority would retain the ability to approve the details before the relevant works are commenced.

The proposed changes to the wording are acceptable.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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