

London Borough of Camden
Town Hall
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London WC1H 8EQ

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Moss & Company (Architects)
Attn. Mr. S. Moss,
165 Brecknock Road,
London
N19 5AD

Application No: P9600045R1
Case File: E11/8/1

Date: 10 MAY 1996

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
2/4 York Rise, NW5

Date of Application : 13/03/1996

Proposal :

Redevelopment to provide one two storey house with an integral garage as shown on drawing numbers 345/01, 10A, 11A

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.

Director
David Pike

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- 2 Details of the proposed bin store shall not be otherwise than as shall have been submitted to and approved by the Council as local planning authority before any work on the site is commenced.
- 3 The garage(s) shall be retained and used for the accomodation of private motor vehicle(s) only and no trade or business shall be carried on therefrom.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 5 No work on site shall take place until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
- 6 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 to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
Any trees removed without the Council's consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced as soon as reasonably possible and, in any case, by not later than the end of the following planting season, with trees of such size and species and in such positions as may be agreed with the Council, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.

- ✓ 7 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced.
- ✓ 8 Prior to the commencement of works on site detailed plans shall be submitted to and approved by the Council to show that the building is so designed that it will comply with the Council's criteria in respect of noise levels in new residential developments, as expressed in its (draft) Unitary Development Plan.
- 9 The high-level windows should be glazed with obscure glazing which should be permanently retained as such.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building and the provision for the storage of refuse.
- 3 Any other use of the garage(s) would be prejudicial to the amenities of the residential building(s) and the area generally.
- 4 To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations.
- 5 The Council wishes to secure, as a reserved matter, the agreement of detailed foundation and groundwork design, including a method statement that will minimise damage to the archaeological resource.
- 6 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.

- 7 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.
- 8 To safeguard the amenities of the adjoining premises and the area generally.
- 9 In order to prevent unreasonable overlooking of neighbouring properties.

Informatives (if applicable)

- 1 The Building Regulations may impose requirements for sound insulation between dwellings, and you are advised to consult Building Control Service, located at Camden Town Hall Argyle Street, WC1H 8EQ. (Tel: 0171 413 6941)
- 2 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.
- 3 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

This application was dealt with by Jenny Reid on 0171 860 5809.

~~Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.~~

David Pike - Director
Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU