

Farshid Moussavi Architecture
12F
130 Fenchurch Street
London
EC3M 5DJ

Application Ref: **2017/0001/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

6 August 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action

Address:
176 Prince of Wales Road
London
NW5 3PT

Proposal:

Erection of three storey plus basement level rear extension and associated alterations following partial demolition of existing two storey rear building (Use Class D1).

Drawing Nos: E 001 01; E 002 01; E 003 01; E 004 01; E 005 01; E 006 01; E 007 01; E 008 01; S 010 01; D 020 04; D 021 04; D 022 01; D 023 01; D 024 04 D 025 04 D 026 03; D 027 05; GA 100 05; GA 101 05; GA 102 06 ; GA 103 05; GA 104 03; GA 105 04; GA 106 05; GA 107 06; GA 108 05; BE 110 04; BE 111 02; BE 112 01; IE 120 02; IE 121 02; IE 122 02; IE 123 02; IE 124 02; IE 125 01; and all supporting documents

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities

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 if in CA] 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: E 001 01; E 002 01; E 003 01; E 004 01; E 005 01; E 006 01; E 007 01; E 008 01; S 010 01; D 020 04; D 021 04; D 022 01; D 023 01; D 024 04 D 025 04 D 026 03; D 027 05; GA 100 05; GA 101 05; GA 102 06 ; GA 103 05; GA 104 03; GA 105 04; GA 106 05; GA 107 06; GA 108 05; BE 110 04; BE 111 02; BE 112 01; IE 120 02; IE 121 02; IE 122 02; IE 123 02; IE 124 02; IE 125 01; Heritage Statement, prepared by Montagu Evans (December 2016); Design and Access Statement, prepared by Farshid Moussavi Architecture (November 2016); Design and Access Statement, prepared by Farshid Moussavi Architecture (Addendum I); Design and Access Statement, prepared by Farshid Moussavi Architecture (Addendum II); Design and Access Statement, prepared by Farshid Moussavi Architecture (Addendum III); Daylight and sunlight report prepared by 2 Point Surveyors (dated November 2016); Planning Statement prepared by Montagu Evans (dated 21 December 2016); Supporting Document - Statement of Need prepared by Zabudowicz Collection (dated 10 July 2017); Environmental Noise Assessment, prepared by Noico (December 2016); Thermal Comfort Analysis, prepared by Eight Associates (December 2016); M&E Report, prepared by E&M Tecnica (December 2016); Energy Assessment, prepared by Eight Associates (December 2016); BREEAM Report, prepared by Eight Associates (December 2016); Preliminary Assessment BREEAM 2014 Refurbishment & Fit Out 176 Prince of Wales Road prepared by eight associates (dated 10/08/2017); Letter titled Energy and Sustainability Consultation Response from eight associated (dated 10/08/2017); Basement Impact Assessment (ref 1691) prepared by Parmarbrook dated December 2016; Desk study and Basement Impact Assessment Report (ref J162260) prepared by Geotechnical & Environmental Associates dated December 2016; Letter of Response to BIA Audit dated 13 June 2017 by Parmabrook; Letter of Response to BIA Audit dated 7 June 2017 by Geotechnical & Environmental Associates; Retaining Wall Design Calculations dated 10 May 2017 by Parmabrook; Mechanical & Electrical Services Planning Report (ref 3409) prepared by E&M Tecnica LLP dated December 2016; Service Management Plan, prepared by Mayer Brown (December 2016); Construction Management Plan (draft) prepared by IDL (November 2016)

Reason:

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

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/

machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will 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, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant equipment in accordance with policy A4 of the Camden Local Plan 2017.

- 5 Before the development commences, details of short stay cycle storage for 26 cycles (as shown on drawing no.GA-100-05) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the relevant part of the works, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017

- 6 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 policies A1 and A5 of the Camden Local Plan 2017.

- 7 The development hereby approved shall be carried out strictly in accordance with the BIA compiled by Parmarbrook dated December 2016 and the recommendations in the Campbell Reith Audit dated September 2017 specifically insofar as it relates to a detailed works programme, condition surveys of neighbouring properties, movement monitoring and trigger values, trial pitting, groundwater monitoring, protection of the party wall, and boundary drainage.

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 Camden Local Plan 2017

- 8 Prior to the commencement of the relevant part of the works, the following samples or sample panels shall be provided on site for inspection and approval in writing by the Council:

- a) sample of the proposed new Roman brick;
- b) sample of the proposed bronzed anodised aluminium lining to window reveals;
- c) a sample panel showing the junction between salvaged brickwork and the approved new brickwork, constructed and retained on site for the duration of the works;
- d) a sample panel of the brick cladding to the roof slopes, to include an eaves detail, constructed and retained on site for the duration of the works.

The development shall be carried out in accordance with the approval given.

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 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in

your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 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.

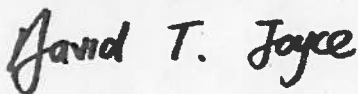
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

The first part of the paper discusses the general theory of the model. It is shown that the model is well-posed and that the solution is unique. The second part of the paper discusses the numerical solution of the model. It is shown that the numerical solution is stable and that the error is of order $O(\Delta t^2)$.

The third part of the paper discusses the application of the model to the problem of the stability of a structure. It is shown that the model is able to predict the stability of a structure under various loading conditions. The fourth part of the paper discusses the application of the model to the problem of the stability of a structure under various loading conditions.

The fifth part of the paper discusses the application of the model to the problem of the stability of a structure under various loading conditions. It is shown that the model is able to predict the stability of a structure under various loading conditions.

REFERENCES

1. [Reference 1]
2. [Reference 2]
3. [Reference 3]
4. [Reference 4]
5. [Reference 5]

Author's address

Department of Mathematics