

Application ref: 2018/3087/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 17 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Alma-nac
Unit 11 Waterloo Court
10 Theed Street
London
SE1 8ST

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**16 Bartholomew Villas
London
NW5 2LL**

Proposal:

Erection of a single storey extension to the rear elevation following the demolition of an existing rear outrigger, including hard & soft landscaping works to the rear garden all associated with the use as residential dwelling (Class C3).

Drawing Nos: P01, P02 REV01, P03, P04, P05, P06, P07, P51 REV02, P52 REV02, P53 REV01, P54 REV01, P55 REV01, P56 REV01, P57 REV02, P58 REV01, Design and Access Statement commission by Alma/nac dated June 2018 and Arboricultural Survey commissioned by Wassells dated 20th June 2017.

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: P01, P02 REV01, P03, P04, P05, P06, P07, P51 REV02, P52 REV02, P53 REV01, P54 REV01, P55 REV01, P56 REV01, P57 REV02, P58 REV01, Design and Access Statement commission by Alma/nac dated June 2018 and Arboricultural Survey commissioned by Wassells dated 20th June 2017.

Reason:

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

- 4 During the first available planting season following the completion of works, 1x Liquidambar shall be planted as a heavy standard with a girth size of 12-14 cms, unless otherwise agreed in writing by the local authority. The tree shall be planted and maintained to the standards set out in BS8545:2014.

Reason: To ensure the trees on site continue to contribute to the visual amenity and character of the area, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 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).

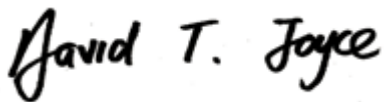
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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