

Application ref: 2017/2885/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 11 March 2019

**Development Management**  
Regeneration and Planning  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Steven Wilkinson  
16a Crane Grove  
London N7 8NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**The Garden House**  
**Vale of Health**  
**London NW3 1AN**

Proposal:

Excavation to create a basement lightwell at the southeast corner of the house.

Drawing Nos: Design and Access Statement dated 15.5.17 by James Gorst architects;  
Garden House Structural Report and Basement Impact Assessment by Eckersley  
O'Callaghan issue 06 dated December 2018; letter from GEA dated 1.3.18; site plan-  
GH10-1001; existing plans- GH16-090A, 100A, 130A; EX-310A, 320A, 330A, 200A;  
proposed plans- GH16-090A, 100A, 130A; PR-310A, 320A, 330A, 200A, EL-310A,  
320A

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 approved re-clad building as granted planning permission on 10.10.16 (ref 2016/2600/P), 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 policies 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- Design and Access Statement dated 15.5.17 by James Gorst architects; Garden House Structural Report and Basement Impact Assessment by Eckersley O'Callaghan issue 06 dated December 2018; letter from GEA dated 1.3.18; site plan- GH10-1001; existing plans- GH16-090A, 100A, 130A; EX-310A, 320A, 330A, 200A; proposed plans- GH16-090A, 100A, 130A; PR-310A, 320A, 330A, 200A, EL-310A, 320A.

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

- 4 Prior to the end of the next available planting season, replacement tree planting for the mulberry tree shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 policies A2, A3 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The development shall be carried out in accordance with the methodologies and recommendations, including those on movement monitoring measures, of the Basement Impact Assessment document and supporting information hereby approved.

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 D1, A1 and A5 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

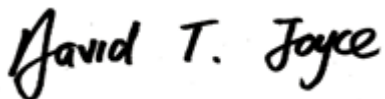
Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden 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 paragraph 38 of the National Planning Policy Framework 2019.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning