

Mr Richard Robeson
Richard Robeson
MRPP
21 Buckingham Street
London
WC2N 6EF

Application Ref: **2016/5374/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

10 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
28 Maresfield Gardens
London
NW3 5SX

Proposal:

Excavation of single storey basement with rear lightwell; erection of rear extension at lower ground floor level; erection of front dormer; alterations to front and rear elevations including hard and soft landscaping works.

Drawing Nos: OSMAP; EP-100; EP-002; EP-003; EP-004; EP-005; EP-006; EP-013; EE-007; EE-008; EE-009; ES-010; ES-012; ES-011; AP-100 (Rev A); AP-102; AP-103 (Rev A); AP-104 Rev A; AP-105 (Rev A); AP-106 (Rev A); AP-107 (Rev A); AP-114 (Rev A); AE-108; AE-109 (Rev A); AE-110 (Rev A); AS-111 (Rev A) AS-112 (Rev A); AS-113 (Rev A); Planning and Design & Access Statement prepared by Martin Robeson Planning Consultants (dated September 2016); Ground Investigation and Basement Impact Assessment Report prepared by Ground and Water Limited (ref. GWPR1761/GIR/February 2017); Arboricultural Report prepared by Adam Hollis (dated 12 September 2016)

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OSMAP; EP-100; EP-002; EP-003; EP-004; EP-005; EP-006; EP-013; EE-007; EE-008; EE-009; ES-010; ES-012; ES-011; AP-100 (Rev A); AP-102; AP-103 (Rev A); AP-104 Rev A; AP-105 (Rev A); AP-106 (Rev A); AP-107 (Rev A); AP-114 (Rev A); AE-108; AE-109 (Rev A); AE-110 (Rev A); AS-111 (Rev A) AS-112 (Rev A); AS-113 (Rev A); Planning and Design & Access Statement prepared by Martin Robeson Planning Consultants (dated September 2016); Ground Investigation and Basement Impact Assessment Report prepared by Ground and Water Limited (ref. GWPR1761/GIR/February 2017); Arboricultural Report prepared by Adam Hollis (dated 12 September 2016)

Reason:

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

- 4 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Ground Investigation and Basement Impact Assessment Report prepared by Ground and Water Limited (ref. GWPR1761/GIR/February 2017)) hereby approved and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

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.

- 5 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Report prepared by Adam Hollis (dated 12 September 2016) and in line with BS5837:2012, unless otherwise agreed in writing with the Local Planning Authority. Any trees that die, are removed or become seriously damaged or diseased as a result of the development shall be replaced 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. Should any replacement tree die within 5 years of planting it shall be replaced.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies CS5 and CS14 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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 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.

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