

Application ref: 2018/5673/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 12 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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BB Partnership Ltd  
Studio 33 - 34  
10 Hornsey Street  
London  
N1 8DH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Radlett House**  
**Radlett Place**  
**London**  
**NW8 6BT**

Proposal:

Erection of garden pergola to front garden of property to link main house with garden outbuilding / pool house previously permitted/implemented under previous application references 2010/6316/P dated 17/01/2011 and 2018/4258/P dated 12/10/2018.

Drawing Nos: FWZ-199.1\_EXISTING ROOF PLAN, FWZ-199.2\_EXISTING FRONT ELEVATION, FWZ-199.3\_EXISTING SIDE ELEVATION, FWZ-199.4\_EXISTING SIDE ELEVATION2, FWZ-199.5\_EXISTING REAR ELEVATION, FWZ-199.6\_EXISTING SECTION AA, FWZ.199\_SITE LOCATION PLAN, FWZ.200\_PROPOSED SITE PLAN, FWZ.201\_PROPOSED ROOF PLAN, FWZ.202\_PROPOSED GROUND PLAN, FWZ.203\_PROPOSED ELEVATION AND SECTION.

Supporting: FWZ - Pergola Design and Access Statement; 20180713\_ Radlett House Pergola Arb Notes produced by Tree Projects (dated 13/07/18)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: FWZ-199.1\_EXISTING ROOF PLAN, FWZ-199.2\_EXISTING FRONT ELEVATION, FWZ-199.3\_EXISTING SIDE ELEVATION, FWZ-199.4\_EXISTING SIDE ELEVATION2, FWZ-199.5\_EXISTING REAR ELEVATION, FWZ-199.6\_EXISTING SECTION AA, FWZ.199\_SITE LOCATION PLAN, FWZ.200\_PROPOSED SITE PLAN, FWZ.201\_PROPOSED ROOF PLAN, FWZ.202\_PROPOSED GROUND PLAN, FWZ.203\_PROPOSED ELEVATION AND SECTION.

Supporting: FWZ - Pergola Design and Access Statement; 20180713\_Radlett House Pergola Arb Notes produced by Tree Projects (dated 13/07/18)

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

- 3 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 in accordance with the arboricultural report produced by Tree Projects (dated 13/07/18) and the standards set out in BS5837:2012 "Trees in Relation to Construction".

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 A2 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.

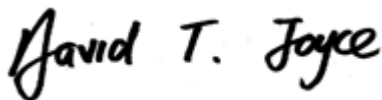
- 3 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).
- 4 Please note that the development hereby approved relates to that outlined in the description of development only. Should the applicants seek to further implement alternative permissions granted for the site then those works would remain subject to all conditions and stipulations set out under those permissions.

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 2018.

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