

Application ref: 2023/4595/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 16 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ambient Studio
193 Lordship Road
London
N16 5HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 1
39 Eton Avenue
London
NW3 3EP

Proposal:

Variation of Condition 4 (green roof) of planning permission 2023/0495/P dated 3 October 2023 for the erection of side alley canopy over the existing lower ground floor side entrance (eastern elevation) with new timber entrance door, namely to enable flexibility in the submission of the details and requiring details to be provided for the external paving, namely to enable flexibility in the submission of the details (Condition 4).

Drawing Nos: Cover Letter

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 begin no later than the end of three years from the date of the original planning permission ref 2023/0495/P dated 3 October 2023.

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:

Design and Access Statement Rev 0107-D&A R3-02 Dated 28/07/2023
Prepared by AMBIENT STUDIO; Heritage Appraisal Dated February 2023
Prepared by The Heritage Practice; 0107-00-EX-001 Rev R3-01; 0107-00-EX-101 Rev R3-01; 0107-00-EX-102; 0107-00-EX-201 Rev R3-01; 0107-00-EX-202 Rev R3-01; 0107-00-EX-203 Rev R3-01; 0107-00-EX-301 Rev R3-01; 0107-00-EX-302 Rev R3-01; 0107-00-EX-401 Rev R3-01; 0107-00-D-202 Rev R3-02; 0107-00-D-203 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-201 Rev R3-03; 0107-00-GA-301 Rev R3-02; 0107-00-GA-302 Rev R3-02; 0107-00-GA-401 Rev R3-02; 0107-00-LA-202 Rev R3-03; 0107-00-LA-203 Rev R3-03; 0107-00-EX-501 Rev R4A-01; 0107-00-LA-501 Rev R3-01.

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

- 3 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 policies D1 and D2 if in of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the construction of the external side canopy, 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 Reasons for granting permission:

Planning permission was granted on 3 October 2023 ref: 2023/0495/P for the erection of side alley canopy over the existing lower ground floor side entrance (eastern elevation) with new timber entrance door.

The amendment to the wording of Condition 4 will enable the internal works to commence prior to the construction of the external side canopy, which would be built closer to the end of the construction process. Thus, the amendment to the wording of Condition 4 will enable flexibility in the submission of the full details of the green roof, allowing for the commencement of development to begin prior to the submission of details.

As such, no objections are raised to the amendment of Condition 4, given that the proposal will have no adverse material effect in terms of land use, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

The full impact of the scheme has already been assessed.

No objections were received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

2 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).

3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town

Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer