

Application ref: 2024/1558/P
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Date: 22 August 2024

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

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planning@camden.gov.uk

www.camden.gov.uk/planning

Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
London
N15QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**13 Jeffrey's Place
London
NW1 9PP**

Proposal:

Installation of 4x solar PV panels to flat roof and 2x rooflights to front roof slope. Alterations to rear roof slope creating an inset balcony. Proposed balconies to rear at first and second floor levels. Replacement of rear extension. Replacement of garage doors to front elevation and conversion of garage into a habitable room. Alterations to fenestrations.

Drawing Nos: JFRLO001E, Ground floor plan JFRSU001F, First floor plan JFRSU002E, Second floor plan JFRSU003E, Third floor plan JFRSU004E, Roof plan JFRSU005E, Front elevation JFRSU101E, Rear elevation JFRSU102G, Section AA JFRSU201E, Section BB JFRSU202B, Ground floor demolition plan JFRD001B, First floor demolition plan JFRD002A, Second floor demolition plan JFRD003A, JFRL006, Third floor demolition plan JFRD004A, Roof demolition plan JFRD005A, Ground floor plan JFRGA001K, First floor plan JFRGA002F, Second floor plan JFRGA003G, Third floor plan JFRGA004G, Roof plan JFRGA005G, Front elevation JFRGA101G, Rear elevation JFRGA102L, Section AA JFRGA201G, Section BB JFRGA202E, Exterior photographs JFRPH001D, Interior photographs JFRPH002B, Street views JFR3D001A A3

Design and Access Statement (Rev A) (09/08/2024)
Cover Letter (09/08/2024)

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 JFRLO001E, Ground floor plan JFRSU001F, First floor plan JFRSU002E, Second floor plan JFRSU003E, Third floor plan JFRSU004E, Roof plan JFRSU005E, Front elevation JFRSU101E, Rear elevation JFRSU102G, Section AA JFRSU201E, Section BB JFRSU202B, Ground floor demolition plan JFRD001B, First floor demolition plan JFRD002A, Second floor demolition plan JFRD003A, JFRL006, Third floor demolition plan JFRD004A, Roof demolition plan JFRD005A, Ground floor plan JFRGA001K, First floor plan JFRGA002F, Second floor plan JFRGA003G, Third floor plan JFRGA004G, Roof plan JFRGA005G, Front elevation JFRGA101G, Rear elevation JFRGA102L, Section AA JFRGA201G, Section BB JFRGA202E, Exterior photographs JFRPH001D, Interior photographs JFRPH002B, Street views JFR3D001A A3

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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 policy D1 and D2 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 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.

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-householder-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 blue rectangular background.

Daniel Pope
Chief Planning Officer