

Application ref: 2022/3270/P
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Date: 23 January 2023

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

ARCHER ARCHITECTS
Ground Floor West
Coate House
1-3 Coate Street
London
E2 9AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
44 Twisden Road
London
Camden
NW5 1DN

Proposal: Erection of ground floor single storey side infill extension and two rear dormer windows

Drawing Nos: 5215/01/101 Rev P-1, 5215/01/102 Rev P-1,
5215/01/103 Rev P-1, 5215/01/104 Rev P-1, 5215/01/105 Rev P-1, 5215/01/106 Rev
P-1, 5215/02/002 Rev P-1, 5215/02/003 Rev P-1, 5215/02/004 Rev P-1, 5215/02/005
Rev P-1, 5215/02/006 Rev P-1, 5215/02/007 Rev P-1, Design & Access Statement
part 1 and part 2.

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: 5215/01/101 Rev P-1, 5215/01/102 Rev P-1, 5215/01/103 Rev P-1, 5215/01/104 Rev P-1, 5215/01/105 Rev P-1, 5215/01/106 Rev P-1, 5215/02/002 Rev P-1, 5215/02/003 Rev P-1, 5215/02/004 Rev P-1, 5215/02/005 Rev P-1, 5215/02/006 Rev P-1, 5215/02/007 Rev P-1, Design & Access Statement part 1 and part 2.

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 of the London Borough of Camden Local Plan 2017 and with policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2019.

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.
- 3 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer