

Mr Lisa Skinner
Alliance Planning
35 Old Queen Street
London
SW1H 9JA

Application Ref: **2012/6189/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

25 March 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
166 Goldhurst Terrace
London
NW6 3HP

Proposal:

Alterations to front boundary wall and creation of hard surface in front garden to provide off-street car parking space (including formation of a dropped kerb) in connection with existing residential dwelling (Class C3).

Drawing Nos: Planning Statement by Alliance Planning, prepared November 2012; Site Location Plan; OM 12.004/001 B; OM 12.004/002

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 policies 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:
Planning Statement, produced by Alliance Planning, dated November 2012; Site Location Plan; OM 12.004/001 B; OM 12.004/002

Reason:

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

- 4 The hard surface area, as shown on the approved drawings, shall be constructed with permeable materials and shall be retained and maintained thereafter.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 Managing the impact of growth and development, CS13 Tackling climate change through promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage, and CS16 Improving Camden's health and well-being and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16 The transport implications of development, DP18 Parking standards and limiting the availability of parking, DP19 Managing the impact of parking, DP22 Promoting sustainable design and construction, DP23 Water, DP24 Securing high quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours and DP32 Air quality and Camden's Clear Zone. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

4 You are advised that the Transport Strategy Team should be consulted regarding separate approvals required under the Highways Act for the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

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.

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