

Ms Sanya Polescuk
Sanya Polescuk Architects
8a Belsize Court Garages
London
NW3 5AJ

Application Ref: **2013/0145/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

11 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

Full Planning Permission Granted

Address:
15 Fairhazel Gardens
London
NW6 3QJ

Proposal:

Remodelling of rear lower ground floor level conservatory and creation of enlarged terrace with screening at rear upper ground floor level, alterations to fenestration at rear lower ground and upper ground floor level, and installation of new window in side elevation at lower ground floor level all in connection with existing flat (Class C3).

Drawing Nos: Site Location Plan; P001 PL1; P002 PL1; P003 PL1; A020 PL1; A021 PL1; A022 PL1; A023 PL1; A030 PL1; A010 PL1; A011 PL1; A100 PL1; A110 PL1; A200 PL1; A210 PL1; A230 PL1; A300 PL1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; P001 PL1; P002 PL1; P003 PL1; A020 PL1; A021 PL1; A022 PL1; A023 PL1; A030 PL1; A010 PL1; A011 PL1; A100 PL1; A110 PL1; A200 PL1; A210 PL1; A230 PL1; A300 PL1.

Reason:

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

- 3 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).

- 4 Irrespective of the annotations on the approved plans, all new openings within the upper ground floor level of the site shall be constructed of timber.

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 if in CA 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 and promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 Securing high quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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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