

Mrs Sasha Sattar
Openstudio Architects
2 Belsize Crescent
London
NW3 5QU

Application Ref: **2012/6836/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

5 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:
18 Bracknell Gardens
London
NW3 7EB

Proposal:

Alterations to fenestration at ground floor level on rear wing and to side elevation, removal of staircase from rear first floor level to garden and installation of railings to rear first floor level flat roof all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; BG.P01, BG.P02, BG.P03, BG.P04, BG.P05, BG.P06, BG.P07, BG.P08, BG.P09 Rev.A, BG.P10 Rev.A, BG.P11 Rev.A, BG.P12 Rev.A, BG.P13 Rev.A, BG.P14 Rev.A, BG.P15 Rev.A, BG.P16 Rev.A, BG.PD21, BG.PD22, BG.PD23, BG.PD24, BG.PD25.

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 policy 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:

Site Location Plan; BG.P01, BG.P02, BG.P03, BG.P04, BG.P05, BG.P06, BG.P07, BG.P08, BG.P09 Rev.A, BG.P10 Rev.A, BG.P11 Rev.A, BG.P12 Rev.A, BG.P13 Rev.A, BG.P14 Rev.A, BG.P15 Rev.A, BG.P16 Rev.A, BG.PD21, BG.PD22, BG.PD23, BG.PD24, BG.PD25.

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

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 CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), and 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), and 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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