

Ms Mira Esposito
Mira A Architecture and Engineering
Regent's Place
338 Euston Road
London NW1 3BT

Application Ref: **2013/0095/P**
Please ask for: **Jason Traves**
Telephone: 020 7974 **2123**

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:
21 Park Square East
London NW1 4LH

Proposal:

Erection of two storey rear extension at lower ground and ground floor level in connection with existing dwelling (Class C3).

Drawing Nos: 655/01; 657: 02; 03; 06; 07; 08; 09; 10; 11; 12; Planning Design and Access Statement produced by Ben Cornwell (January 2012); Heritage Impact Assessment produced by Grant Audley-Miller (January 2012); Daylight and Sunlight Report produced by Waterslade (February 2013); Email from agent Ms Mira Esposito dated 26.02.2013 confirming coping stone, lead roof material and retained basement doorway.

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 or as otherwise specified and approved in writing in accordance with a planning condition.

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 655/01; 657: 02; 03; 06; 07; 08; 09; 10; 11; 12; Planning Design and Access Statement produced by Ben Cornwell (January 2012); Heritage Impact Assessment produced by Grant Audley-Miller (January 2012); Daylight and Sunlight Report produced by Waterslade (February 2013); Email from agent Ms Mira Esposito dated 26.02.2013 at 1255hrs confirming coping stone, lead roof material and retained basement doorway.

Reason:

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

- 4 Detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall then be carried in accordance with the approved details.

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.

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, CS3 Other highly accessible areas, CS5 Managing the impact of growth and development, CS9 Achieving a successful Central London, 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 DP6 Lifetime homes and wheelchair homes, DP22 Promoting sustainable design and construction, 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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