

Miss Caroline Harte
MMM Architects
The Banking Hall
26 Maida Vale
London
W9 1RS

Application Ref: **2012/6136/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

9 January 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:
27 Tanza Road
London
NW3 2UA

Proposal:

Alterations to existing property to include demolition of existing outbuilding and extension to lower ground floor at side and rear with terrace at ground floor level and external access stair from ground floor to garden. Replacement of existing fenestration to front, rear and side elevations to all floors. Removal of existing 2 rear dormer windows and replacement with 1 dormer window with sunken roof terrace.

Drawing Nos: EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, PL-001A, PL-002A, PL-101A, PL-102, PL-103A, PL-201A, PL-202, PL-203A, PL-204A, GA.2.05A, PL-301A, PL-302A, PL-401A, PL-501A.

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 EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, PL-001A, PL-002A, PL-101A, PL-102, PL-103A, PL-201A, PL-202, PL-203A, PL-204A, GA.2.05A, PL-301A, PL-302A, PL-401A, PL-501A.

Reason:

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

- 4 The rooflight on the rear roofslope shall be a conservation type rooflight (flush with the slope of the roof).

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), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) 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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