

Mr Charles Tashima
Charles Tashima Architecture
39 Fairmead Road
London
N19 4DG

Application Ref: **2012/5365/P**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

6 December 2012

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:
4 Grove Terrace
London
NW5 1PH

Proposal:

Reinstatement of single family dwellinghouse (C3) involving the loss of the lower ground floor flat, the erection of a replacement single storey rear extension with roof terrace, changes to the fenestration and other associated internal and external works.

Drawing Nos: 001EX; 100.1EX; 100.1PR; 100EX/PR; 101EX-A; 101PR-A; 102EX; 102PR-A; 103EX; 103PR-A; 104EX-A; 104PR-A; 105EX; 105PR; 106EX; 106PR; 200EX; 200PR-A; 201EX; 201PR-A; 202EX/PR-A; 203EX/PR; 204EX/PR-A; 300-A; Design and Access and Heritage Statement dated 8 October 2012 prepared by Charles Tashima Architecture; Lifetime Homes Assessment dated 19.11.2012.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) 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: 001EX; 100.1EX; 100.1PR; 100EX/PR; 101EX-A; 101PR-A; 102EX; 102PR-A; 103EX; 103PR-A; 104EX-A; 104PR-A; 105EX; 105PR; 106EX; 106PR; 200EX; 200PR-A; 201EX; 201PR-A; 202EX/PR-A; 203EX/PR; 204EX/PR-A; 300-A; Design and Access and Heritage Statement dated 8 October 2012 prepared by Charles Tashima Architecture; Lifetime Homes Assessment dated 19.11.2012.

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

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) 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); CS6 (Providing quality homes); CS11 (Promoting sustainable and efficient travel); CS13 (Tackling climate change through 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 DP2 (Making full use of Camden's capacity for housing); DP5 (Housing size mix); DP6 (Lifetime homes and wheelchair homes); DP17 (Walking, cycling and public transport); DP18 (Parking standards and the availability of car parking); 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) and DP29 (Improving access). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 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.
- 5 With regard to condition no. 4 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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