

Mr Richard Webb  
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Application Ref: **2012/2422/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

16 July 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**28 Priory Road**  
**London**  
**NW6 4SJ**

#### **Proposal:**

Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; installation of 2 x rear external staircases from first to ground floor level; replacement of windows on front elevation at lower ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front, side and rear roof slopes.

Drawing Nos: Site location plan; 1090.01.00 (-); 01.01(-); 01.02(-); 01.03(-); 01.04(-); 01.05(-); 02.01(-); 02.02(-); 03.01(-); 03.02(-); 01.11(F); 01.12(H); 01.13(F); 01.14(H); 01.15(G); 01.16(G); 02.11(D); 02.12(F); 03.11(F); 03.12(F). Design & Access statement by Webb Architects Rev01;

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; 1090.01.00 (-); 01.01(-); 01.02(-); 01.03(-); 01.04(-); 01.05(-); 02.01(-); 02.02(-); 03.01(-); 03.02(-); 01.11(F); 01.12(H); 01.13(F); 01.14(H); 01.15(G); 01.16(G); 02.11(D); 02.12(F); 03.11(F); 03.12(F). Design & Access statement by Webb Architects Rev01;

Reason:

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

- 4 The use of the part of the first floor roof as a terrace to flat 3 as shown on the proposed 1st floor plan hereby approved shall not commence until the obscure glazed screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter. The remainder of the roof at that level shall not be used as a roof terrace at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the details shown on the submitted plans the location and design of the proposed bin store in the front garden as shown on approved drawings does not form part of the proposal and would require separate planning permission.

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 2363).
- 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) 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 officers report.

**Disclaimer**

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