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Application Ref: **2012/1856/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

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

Householder Application Granted

Address:
17 OAKESHOTT AVENUE, LONDON N6 6NT

Proposal:
Retention of a single-storey timber outbuilding in the rear garden ancillary to the existing dwelling house (Class C3).

Drawing Nos: Site Location Plan, 1 x A4 sheet illustrating the plan and section of the outbuilding in context to the subject dwelling house, Front Elevation, Rear Elevation, 3 x A4 sheets Side Elevations and Design and Access Statement prepared by Darren Lennard.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 1 x A4 sheet illustrating the plan and section of the outbuilding in context to the subject dwelling house, Front Elevation, Rear Elevation, 3 x A4 sheets Side Elevations and Design and Access Statement prepared by Darren Lennard.

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 2363).
- 2 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) 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.

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