

Mr Mark Trebilcock
Mark Pinney Associates
33 Reeds Wharf
Mill Street
London
SE1 2AX

Application Ref: **2012/1038/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

23 April 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:
3 East View, Vale of Health, LONDON NW3 1AU

Proposal:
Demolition of the existing ground floor level back addition and erection of a single-storey rear extension at ground floor level with a green roof, 2 x rooflights and glass canopy, creation of a patio to the rear garden area, creation of a rear terrace at first floor level, replacement of rear first floor window with double doors to access terrace and installation of 2 x rooflights to front roofslope of the dwelling house (Class C3).
Drawing Nos: [Prefix 301.01.] 01 Site Location Plan, 02 A, 03 A, 04, 05, 06 and 07; [Prefix 301.02.] 01 A, 02 A, 03 A, 04 A, 05 A, 06 A and 07 A; and Design and Access Statement, prepared by Mark Trebilcock Riba Architects + Designers, Sustainability Statement by Mark Trebilcock.

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 sustainability measures, as indicated in the Sustainability Statement by Mark Trebilcock hereby approved shall be incorporated within the development in full prior to its completion.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how the sycamore in the adjoining garden to the rear of the site shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans [Prefix 301.01.] 01 Site Location Plan, 02 A, 03, 04, 05, 06 and 07; [Prefix 301.02.] 01 A, 02 A, 03 A, 04 A, 05 A, 06 A and 07 A; and Design and Access Statement, prepared by Mark Trebilcock Riba Architects + Designers, Sustainability Statement by Mark Trebilcock.

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 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) 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.

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