

Mr Martin Harradine
AZ Urban Studio
83 Weston Street
London
SE1 3RS

Application Ref: **2012/0779/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

13 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

Full Planning Permission Granted

Address:
4 Maresfield Gardens
London
NW3 5SU

Proposal:

Change of use from hostel accommodation to single dwelling house (Class C3) and erection of rear extension at lower ground floor and upper ground floor level (following demolition of existing outbuilding); roof terrace at rear ground floor level with stairs to garden; and installation of 3 x rooflights to rear roofslope.

Drawing Nos: Site Location Plan (E0.1); E0.9; E1.0A; E1.1A; E1.2A; E1.3A; E2.0A; E2.1A; E2.2A; E2.3; E3.0; E3.1; P0.9A; P1.0B; P1.1C; P1.2B; P1.3; P1.4B; P1.5B; P2.0A; P2.1B; P2.2B; P2.3B; P3.0A; P3.1; Tree Protection and Construction Statement by ACS Consulting dated 03/02/2012 (ref: ha/letrpt1/4maresfieldgdns).

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 (E0.1); E0.9; E1.0A; E1.1A; E1.2A; E1.3A; E2.0A; E2.1A; E2.2A; E2.3; E3.0; E3.1; P0.9A; P1.0B; P1.1C; P.1.2B; P1.3; P1.4B; P1.5B; P2.0A; P2.1B; P2.2B; P2.3B; P3.0A; P3.1; Tree Protection and Construction Statement by ACS Consulting dated 03/02/2012 (ref: ha/letrpt1/4maresfieldgdns).

Reason:

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

- 4 Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 to be used on the front and rear elevations of the building shall be submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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..

- 5 The roof serving part of the lower ground floor extension hereby approved shall be accessed for maintenance purposes only.

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.

- 6 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 7 Prior to the commencement of works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

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 and policies 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); CS6 (Providing quality homes); CS14 (Promoting high quality places and conserving our heritage) CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) 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 (Homes of different sizes); DP6 (Lifetime homes and wheelchair housing); DP8 (Accommodation for homeless people and vulnerable people); DP9 (Student housing, bedsits and other housing with shared facilities); DP24 Securing high quality design; DP25 Conserving Camden's heritage; 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.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

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