

Ms Sonja Rump
Johanna Mouneus Architects
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2011/4527/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

24 October 2011

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:

8 Woodsome Road

London

NW5 1RY

Proposal:

The demolition of existing extension and erection of a new extension at ground floor level, new double-glazed sliding doors to the ground floor rear, two new double-glazed timber sash windows to the first floor rear, a new double-glazed timber sash window to the second floor rear, new double-glazed timber French doors at the rear of the second floor associated with the formation of a roof terrace at the second floor level and a privacy screen to the north elevation in connection with the residential dwelling (Class C3).

Drawing Nos: 146.08-100 Rev. A; 146.08-101 Rev. A; 146.08-102 Rev. A; 146.08-103 Rev. A; 146.08-104 Rev. A; 146.08-200 Rev. A; 146.08-201 Rev. A; 146.08-202 Rev. A; 146.08-110 Rev. B; 146.08-111 Rev. B; 146.08-112 Rev. A; 146.08-114 Rev. A; 146.08-210 Rev. B; 146.08-211 Rev. B; 146.08-212 Rev. B.

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 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the western elevation prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

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.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 146.08-100 Rev. A; 146.08-101 Rev. A; 146.08-102 Rev. A; 146.08-103 Rev. A; 146.08-104 Rev. A; 146.08-200 Rev. A; 146.08-201 Rev. A; 146.08-202 Rev. A; 146.08-110 Rev. B; 146.08-111 Rev. B; 146.08-112 Rev. A; 146.08-114 Rev. A; 146.08-210 Rev. B; 146.08-211 Rev. B; 146.08-212 Rev. B.

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. [Delegated]

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); 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); 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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