

Mr Jonathan Cross  
PAD Consultancy Ltd  
4 Abbot's Place  
London  
NW6 4NP

Application Ref: **2014/3105/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

8 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Basement and Ground Floor Flats**  
**23 Tanza Road**  
**London**  
**NW3 2UA**

Proposal:

Change of use of basement and ground floors from 1 x 2 bed and 1 x 1 bed flats to 1 x 4 bed maisonette, following erection of a single storey rear/side extension with roof terrace, stair and privacy screen.

Drawing Nos: 5274-SRE/06, 5274-SRE/07, 5274-SRE/08, 5274-SRE/09, 5274-SRE/10, 5274-SRE/11, 5274-SRE/12, 5274-SRE/19, 5274-SRE/20, 5274-SRE/21, 5274-SRE/22, 5274-SRE/23, 5274-SRE/24, 5274-SRE/25, 5274-SRE/26.

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 policies 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 5274-SRE/06, 5274-SRE/07, 5274-SRE/08, 5274-SRE/09, 5274-SRE/10, 5274-SRE/11, 5274-SRE/12, 5274-SRE/19, 5274-SRE/20, 5274-SRE/21, 5274-SRE/22, 5274-SRE/23, 5274-SRE/24, 5274-SRE/25, 5274-SRE/26.

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

Informative(s):

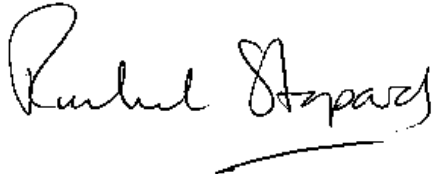
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment