

Mr Chris Picton  
Dixon Architects  
12 Oakland Road  
London  
N208BA

Application Ref: **2014/1018/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

11 August 2014

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**3 The Mount**  
**London**  
**NW3 6SZ**

Proposal:

Variation of condition 3 (approved drawings) to reduce the size of rear glass box to planning permission ref: 2012/4065/P dated 31/08/2012 for the demolition of existing extensions at rear ground floor level (utility room and kitchen link), the enlargement of the existing kitchen extension and the erection of new glass extension at rear ground floor level, replacement of garage door and replacement glazing to studio.

Drawing Nos: Superseded Plans: 1198/P2 AP 02A & 1198/P2 AP 04A.;

Proposed Plans: Location plan; PD/02; PD/06; PD/07; 1198/P2 AP 01; 1198/P2 AP 03; 1198/P2 AP 05; 1198/P2 AP 06; 1198/P2 AP 07A; 1198/P2 AP 08A; 1198/P2 AP 09; 1198/P2 AP 10; 1198/P2 AP 11; 1198/P2 AP 12; 1198/P2 SK.25.09.12; 1198/P2 SK 01.10.12A; 1198/P2 SK 01.10.12B.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Superseded Plans: 1198/P2 AP 02A & 1198/P2 AP 04A; Proposed Plans: Location plan; PD/02; PD/06; PD/07; 1198/P2 AP 01; 1198/P2 AP 03; 1198/P2 AP 05; 1198/P2 AP 06; 1198/P2 AP 07A; 1198/P2 AP 08A; 1198/P2 AP 09; 1198/P2 AP 10; 1198/P2 AP 11; 1198/P2 AP 12; 1198/P2 SK.25.09.12; 1198/P2 SK 01.10.12A; 1198/P2 SK 01.10.12B.; ]

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

- 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 lime tree to be retained shall be protected during demolition and construction work, including a method statement for any root pruning which may be required: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and 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 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 A timber trellis privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to commencement of use of the roof terrace above the kitchen extension hereby approved and shall be permanently retained.

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.

Informative(s):

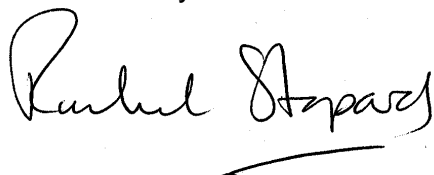
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.

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



Rachel Stopard  
Director of Culture & Environment

