

Latitude Architects
Latitude Architects
15 Weller Street
London
SE1 1QUApplication Ref: **2014/5248/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

3 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application GrantedAddress:
12 Egbert Street
London
NW1 8LJ

Proposal:

Erection of mansard roof extension with two front dormer windows, one rear dormer window and rooflight; and the erection of a 2 storey rear infill glazed extension at lower ground and ground floor level.

Drawing Nos: 1404_006_02 Site plan, 01 A Existing lower ground and ground floor, 02 Rev B First and Second Floor Plan, 03 Existing roof plan

04 A Existing elevations, 05 A Existing Section 01, 06 B Existing Section 02, 1404_006_014, 1404_006_015, 1404_006_016 Rev B 1st floor plan

1404_006_018 Rev A 3rd floor plan, 1404_006_017 Rev B, 1404_006_019 Rev B section, 1404_006_021 Rev A front and rear elevation, 1404_006_022 Rev A proposed roof plan,

Amended Proposed rear drawing



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: 1404_006_02 Site Plan, 01A Existing lower ground and ground floor, 02B First and second Floor Plan, 03 Existing roof plan, 04A Existing elevations, 05A Existing section 1, 06 B Existing section 2, 1404_006_014, 1404_006_015, 1404_006_016 Rev B 1st floor plan, 1404_006_018 Rev A 3rd floor plan, 1404_006_017 Rev B, 1404_006_019 Rev B Section, 1404_006_021 Rev A front and rear elevation, 1404_006_022 Rev A proposed roof plan, Amended Proposed rear drawing.

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.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment