

Mr Richard Davies  
Davies Architects  
28 Elliott Square  
London  
NW3 3SU

Application Ref: **2014/3957/P**  
Please ask for: **Alex McDougall**  
Telephone: 020 7974 **2053**

6 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**98 Gloucester Avenue**  
**London**  
**NW1 8HX**

Proposal:  
Erection of single storey first floor rear extension.  
Drawing Nos: Location Plan, GLO-EX-100-01, GLO-EX-GA-01, GLO-EX-GA-02, GLO-EX-GA-03, GLO-EX-GA-04, GLO-EX-GA-05, GLO-PL-100-01, GLO-PL-GA-01 (as revised), GLO-PL-GA-02, GLO-PL-GA-03, GLO-PL-GA-04, GLO-PL-GA-05 (as revised), Planning Statement (as revised), and Lifetime Homes Statement.

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 works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance.

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: Location Plan, GLO-EX-100-01, GLO-EX-GA-01, GLO-EX-GA-02, GLO-EX-GA-03, GLO-EX-GA-04, GLO-EX-GA-05, GLO-PL-100-01, GLO-PL-GA-01 (as revised), GLO-PL-GA-02, GLO-PL-GA-03, GLO-PL-GA-04, GLO-PL-GA-05 (as revised), Planning Statement (as revised), and Lifetime Homes Statement.

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

- 4 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement 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 side (north) facing window on the first floor rear extension hereby approved shall be obscure glazed and fixed shut permanently 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.

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.

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.

Yours faithfully



Ed Watson  
Director of Culture & Environment