

Mr. Aaron Thompson  
MMM Architects  
The Banking Hall  
Cophorne Court  
26 Maida Vale  
London  
W9 1RS

Application Ref: **2014/4029/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

10 November 2014

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**27 Tanza Road**  
**London**  
**NW3 2UA**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2012/6136/P dated 09/01/13 (for alterations to existing property to include demolition of existing outbuilding and extension to lower ground floor at side and rear with terrace at ground floor level and external access stair from ground floor to garden), namely to increase the height of the existing rear fence following installation of slatted timber fence.

Drawing Nos: Superseded drawings:  
PL-101A, PL-103A, PL-203A, PL-301A, PL-302A, PL-401A, PL-501A.

Drawings for approval:  
PL-101REVC, PL-203REVB, PL-301REVE, PL-501REVB, PL-302REVB.

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 the original permission dated 09/01/2013 (Ref: 2012/6136/P).

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 Condition 3 of the planning permission granted on 09/01/2013 under reference number 2012/6136/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, PL-001A, PL-002A, PL-101REVC, PL-102, PL-103A, PL-201A, PL-202, PL-203REVB, PL-204A, GA.2.05A, PL-301REVE, PL-302REVB, PL-401A, PL-501REVB.

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

- 4 The rooflight on the rear roofslope shall be a conservation type rooflight (flush with the slope of the roof).

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.

#### 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 Noise and Licensing Enforcement Team, 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