

Mr Chris Raven  
dMFK  
119 Chomley Gardens  
West End Lane  
London  
NW6 1AA

Application Ref: **2014/5152/P**  
Please ask for: **Christopher Heather**  
Telephone: 020 7974 **1344**

10 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Sandwell Crescent**  
**London**  
**NW6 1PB**

Proposal:  
Erection of a single storey replacement extension at basement level. Increase in height to existing rear closet wing extension. Enlargement of existing rear dormer and construction of additional dormer window with Juliet balcony. Repositioning the existing roof-lights on the front elevation. Lowering of the floor level in the existing light-well and front basement room and installation of new stairs/steps to pavement level. Repositioning of existing front windows at basement level, with associated works to outside spaces.

Drawing Nos: A00 Revision A; 10 Revision A; A12 Revision A; A14 Revision A; A16 Revision A; A18; A20 Revision B; A22 Revision C; A30 Revision D; A100 Revision C; A102 Revision C; A106 Revision D; A108 Revision A; A200 Revision D; A202 Revision D; A300 Revision D; A500 Revision A; A501, Photograph of ladder.

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:

A00 Revision A; 10 Revision A; A12 Revision A; A14 Revision A; A16 Revision A; A18; A20 Revision B; A22 Revision C; A30 Revision D; A100 Revision C; A102 Revision C; A106 Revision D; A108 Revision A; A200 Revision D; A202 Revision D; A300 Revision D; A500 Revision A; A501, Photograph of ladder.

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

- 4 The flat roof areas to the rear shown on drawing A102 Revision C hereby approved shall not be used except for maintenance.

Reason: To ensure that the amenity of neighbours is protected and no overlooking is caused, in accordance with 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 doors serving bedroom 2 at ground floor level as shown on drawings A102 Revision C and A202 Revision D shall be obscurely glazed and maintained as such thereafter.

Reason: To ensure that the amenity of neighbours is protected and no overlooking is caused, in accordance with 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.

- 6 Prior to installation, the ladder in the front lightwell and the railings to the front hereby approved shall be black in colour and maintained as such thereafter.

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 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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