

Mr Felix Finkernagel
Finkernagel Ross Architects
Third Floor, Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2014/5163/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

11 December 2014

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Wedderburn Road London NW3 5QS

Proposal:
Erection of rear extension to house with associated landscaping works to garden.
Drawing Nos: 3WED-000 EXISTING SITE PLAN, OS MAP REV P1, 3WED-001 EXISTING GROUND FLOOR PLAN REV P1, 3WED-010 DEMOLITION PLAN REV P2, 3WED-030 EXISTING ELEVATIONS REV P2, 3WED-100 PROPOSED SITE PLAN REV P2, 3WED-101 PROPOSED GROUND FLOOR PLAN REV P2, 3WED-102 PROPOSED FIRST FLOOR PLAN REV P2, 3WED-200 PROPOSED SECTION A-A REV P2, 3WED-201 PROPOSED SECTION B-B & C-C REV P2, 3WED-300 PROPOSED ELEVATIONS REV P2, DESIGN & ACCESS STATEMENT (01/08/2014), ARBORICULTURAL REPORT.

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:

3WED-000 EXISTING SITE PLAN, OS MAP REV P1, 3WED-001 EXISTING GROUND FLOOR PLAN REV P1, 3WED-010 DEMOLITION PLAN REV P2, 3WED-030 EXISTING ELEVATIONS REV P2, 3WED-100 PROPOSED SITE PLAN REV P2, 3WED-101 PROPOSED GROUND FLOOR PLAN REV P2, 3WED-102 PROPOSED FIRST FLOOR PLAN REV P2, 3WED-200 PROPOSED SECTION A-A REV P2, 3WED-201 PROPOSED SECTION B-B & C-C REV P2, 3WED-300 PROPOSED ELEVATIONS REV P2, DESIGN & ACCESS STATEMENT (01/08/2014), ARBORICULTURAL REPORT.

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