

Mr Nicholas Taylor
LMBY3 Ltd
184 Westcott Crescent
Hanwell
London
W7 1NU

Application Ref: **2014/5727/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

12 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Roderick Road
London
NW3 2NL

Proposal: Erection of single storey outbuilding in rear garden and erection of new side and rear boundary walls.

Drawing Nos: Design and Access Statement; Green Roof Manufacturing Details; Tree Report; [14.055.] 200; 200R; 201; 202; 203; 204; 205; 206; POS.4; 210RC; 310B; 311B; 312B; 313.

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 The development hereby permitted shall be carried out in accordance with the following approved plan: Design and Access Statement; Green Roof Manufacturing Details; Tree Report; [14.055.] 200; 200R; 201; 202; 203; 204; 205; 206; POS.4; 210RC; 310B; 311B; 312B; 313.

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

- 3 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4 The outbuilding hereby approved shall be used for purposes incidental to the residential use of the dwellinghouse.

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

- 5 The outbuilding shall not be occupied until the green roof specified has been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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.

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