

Mr Wai Piu Wong
Studiopiu Architecture
23a Liffie Yard
London
SE17 3QA

Application Ref: **2014/7706/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

4 March 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Warning of Enforcement Action

Address:

76 Canfield Gardens London NW6 3ED

Proposal:

Amendments to the internal layout of outbuilding including removal of the mezzanine floors to create a single common room and alterations to windows in relation to pp ref. 2008/0371/P granted on 28/04/2008 for; the erection of a rear extension and outbuilding for use in association with the ground floor flat (Class C3).

Drawing Nos: Site location plan, PL_2.10, PL_2.11, PL_2.12, PL_2.12/A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans PL_2.10, PL_2.11, PL_2.12, PL_2.12/A.

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

- 3 Notwithstanding the details of the outbuilding hereby approved, details of its roof [to include the rooflights and a green roof] shall not be otherwise than as those submitted to and approved by the Council before any works of alteration and remediation is commenced on the relevant part of the development (these should include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved, and shall thereafter be permanently maintained and retained as such.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The residential outbuilding hereby approved shall only be occupied and used for purposes incidental and ancillary to the normal residential enjoyment of the ground floor flat. Under no circumstances shall the building be occupied as an independent self-contained unit of residential accommodation.

Reason: To enable the Local Planning Authority to retain adequate control over the use to prevent the intensification of use and formation of a separate self-contained residential unit due to access limitations and lack of parking provision, which would be contrary to policies DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework.

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 Reasons for granting permission:

The fenestration alterations, along with associated internal layout, by virtue of its design and materials proposed would be appropriate to the character and appearance of the outbuilding and the surrounding South Hampstead Conservation Area.

The proposed alterations, by virtue of their nature would also contribute towards the reduction in the intensity of use, noise and light spillage.

Within this context, the proposal addresses the main issues raised by the recent appeal (APP/X5210/A/14/2215661) for this site.

Whilst the development would be the subject of private views, the alterations proposed would mitigate any significant material harm to the character and appearance of the host building, street scene or the South Hampstead Conservation Area.

A comment has been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

4 You are advised that the outbuilding as shown on the drawings hereby approved or drawings approved under planning permission Ref:2008/0371/P shall be completed within 6 months time of the date of this decision notice, otherwise the Council shall commence enforcement action to remove them.

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