

Ms Jayne Fisher
Jayne Fisher Design
68 Heathside
Hinchley Wood
Esher
Surrey
KT10 9TF

Application Ref: **2014/7405/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

10 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Boscastle Road
London
NW5 1EE

Proposal:
Rear extensions including a replacement single storey element and the widening, deepening and raising in height of an existing three storey closet wing; solar panels to the south-facing roof slope and the removal of trees.

Drawing Nos: Ordnance Survey 1:1250, Ordnance Survey 1:500, 001, 001a Rev A, 002, 002a Rev A, 003, 003a, 005, 006, 006a Rev A, 007, 007a Rev A, 008/008a, 009, 009a, 010, 0010, 011a Rev A, 0013, Homebuyers Report (02125R) dated 29/07/2014 and Design and Access Statement.

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 policies 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 Ordnance Survey 1:500, 001, 001a Rev A, 002, 002a Rev A, 003, 003a, 005, 006, 006a Rev A, 007, 007a Rev A, 008/008a, 009, 009a, 010, 0010, 011a Rev A, 0013, 02260P_TPP_01, 02260P_TCP_01, Design Access Statement and Arboricultural Impact Assessment (ref: 02260R) February 2015.

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

- 4 Prior to the construction of the proposed solar panels as indicated in drawing number 002a (first floor plan as proposed), details of the development (including drawings, sections, materials and information regarding the manufacture's specifications) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 During the following planting season after the construction of the development has been substantially completed, a mulberry tree shall be planted as in the rear garden with a girth size of 12-14cms. The ground should be prepared to the standards set out in BS5236:1975.

If the tree, within a period of 5 years from the completion of the development, dies, is removed or become seriously damaged or diseased, it shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with another of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of

Camden Local Development Framework Core Strategy and policy DP24 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



Ed Watson
Director of Culture & Environment