

Mr. Adam Currie
McGarry-Moon Architects Ltd
9 Fallahogey Road
Kilrea
Coleraine
BT51 5ST

Application Ref: **2014/7760/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

17 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 Courthope Road
London
NW3 2LD

Proposal:

Replacement of existing conservatory with new extension on the same footprint, creation of roof terrace with traditional black railings and grasses for screening, insertion of doors into rear elevation to open onto terrace, loft conversion, with rear dormer and three conservation veluxes to the front facade.

Drawing Nos: 0258 (PL)- 001; 0258 (EX) -001; 0258 (EX) -002; 0258 (PL) - 002; 0258 (PL) -003(A)(2); 0258 (PL)- 004 (A) (2); 0258 - PL- 005(A)(2); 0258 - 006 (A)(2); 0258 (PL)- 007; 0258 (PL)-008; 0258 (PL)-009; 0258 (PL)-010; 0258 (PL)- 011 (2); Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 - 0258 (PL)- 001; 0258 (EX) -001; 0258 (EX) -002; 0258 (PL) - 002; 0258 (PL) -003(A)(2); 0258 (PL)- 004 (A) (2); 0258 - PL- 005(A)(2); 0258 - 006 (A)(2); 0258 (PL)- 007; 0258 (PL)-008; 0258 (PL)-009; 0258 (PL)-010; 0258 (PL)- 011 (2); Design and Access Statement

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

- 4 Before commencement of the development hereby approved, details shall be submitted to and approved in writing by the local planning authority of the proposed privacy screen to be created on the roof terrace.

Reason: In the interests of residential amenity and in accordance with Development Policy DP26 of the London Borough of Camden Local Development Framework.

- 5 The privacy screen shall be constructed before the completion of the development in accordance with the approved details.

Reason: In the interests of residential amenity and in accordance with Development Policy DP26 of the London Borough of Camden Local Development Framework.

Informatives:

- 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