

Mr Keith Sier
AK Design Partnership
111-113 Victoria Road
Romford
Essex
RM1 2LX

Application Ref: **2014/5570/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

8 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
81 Queen's Crescent
London
NW5 4EU

Proposal:
Addition of waterproof render to side elevation at 2nd floor level, double layer creasing tile to bottom of rendered wall and replacement of copings at roof level.

Drawing Nos: Site Location Plan, 3654.101, 3654.200 Rev. PL1, 3654.201 Rev. PL1, Sika Colour Chart, Sika® 1 Pre-Bagged Structural Waterproofing System, Sikagard®-550 W Elastic Crack bridging protective coating for concrete, Sikadur®-32 Epoxy Resin Bonding Agent

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 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 Site Location Plan, 3654.101, 3654.200 Rev. PL1, 3654.201 Rev. PL1, Sika Colour Chart, Sika® 1 Pre-Bagged Structural Waterproofing System, Sikagard®-550 W Elastic Crack bridging protective coating for concrete, Sikadur®-32 Epoxy Resin Bonding Agent

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

Informative(s):

- 1 Reasons for granting permission.

81 Queen's Crescent is located at the junction of Queen's Crescent and Baptist Gardens. The proposal consists of addition of waterproof render to side elevation at 2nd floor level, double layer creasing tile to bottom of rendered wall and replacement of copings at roof level. The proposed waterproof render would have finish and colour to match the front elevation. It is also noted that the building on the opposite side of Baptist Gardens has white render on the second floor level. The proposed change would create a symmetrical visual impact of the two buildings. The design and materials of the proposal are considered acceptable and in general compliance with the advice in CPG1. It is considered that the proposal would not impact on residential amenity.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

- 2 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).

- 3 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 Noise and Licensing Enforcement Team, 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