

Mr. Sebastian Camisuli
Martins Camisuli Architects
Unit 1
2A Oakford Road
London
NW5 1AH

Application Ref: **2014/6925/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

16 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13A Oseney Crescent
London
NW5 2AT

Proposal:
Single storey rear extension to lower ground floor flat with associated alterations to rear elevation

Drawing Nos: Site Location Plan; MC/112/05; MC/112/006; MC/112/007; MC/112/010; MC/112/011; MC/112/012; and 112, 13A Oseney Crescent Design & 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 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: Site Location Plan; MC/112/05; MC/112/006; MC/112/007; MC/112/010; MC/112/011; MC/112/012; and 112, 13A Oseney Crescent Design & Access Statement.

Reason:

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

- 4 The flat roof of the extension, hereby approved, shall not be used as a roof terrace without the prior written consent of the Local Planning Authority. Any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This permission grants a single-storey rear extension to the building, which would add habitable living accommodation for occupants of the lower ground floor flat. The visual impact of the alterations has been fully considered, having special regard to the desirability of preserving or enhancing the character and appearance of the Bartholomew Estate Conservation Area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. It was considered that the alterations would not result in any significant harm to the appearance of the host building or conservation area.

The proposal was considered not to have any impact upon the amenity of neighbouring residents in terms of outlook, privacy or loss of light. No objections have been received as a result of neighbour notification. One comment was received from a neighbouring resident regarding access to the garden from the upper storeys and this is detailed in the report accompanying this permission. The site's planning history was also taken into account when coming to 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, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 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 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