

Mr. Jerry Tate
Tate Harmer LLP
Hothouse
274 Richmond Road
London
E8 3QW
United Kingdom

Application Ref: **2014/7936/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

30 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**5 Hay Mews
London
NW3 2BD**

Proposal:
Erection of a rear extension, new gable to rear of property and replacement summer house in front garden.

Drawing Nos: Design & Access Statement, JTA_FHM_EX_AL_010,
JTA_FHM_EX_AL_050, JTA_FHM_EX_AL_100, JTA_FHM_EX_AL_110,
JTA_FHM_EX_AL_200, JTA_FHM_EX_AL_210, JTA_FHM_EX_AL_300,
JTA_FHM_EX_AL_310, JTA_FHM_EX_AL_320 P4, JTA_FHM_PR_AL_050,
JTA_FHM_PR_AL_100, JTA_FHM_PR_AL_110, JTA_FHM_PR_AL_120,
JTA_FHM_PR_AL_200, JTA_FHM_PR_AL_210, FHM_THA_PR_AL_320 P4,
JTA_FHM_PR_AL_220, FHM THA PR AL 050 P4, FHM THA EX AL 050 P3.

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 summerhouse hereby approved shall not be used as an independent or separate Class C3 dwelling.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise disturbance, in accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP 26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The proposed rooflights shall be conservation style.

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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans

Design & Access Statement, JTA_FHM_EX_AL_010, JTA_FHM_EX_AL_050, JTA_FHM_EX_AL_100, JTA_FHM_EX_AL_110, JTA_FHM_EX_AL_200, JTA_FHM_EX_AL_210, JTA_FHM_EX_AL_300, JTA_FHM_EX_AL_310, JTA_FHM_EX_AL_320 P4, JTA_FHM_PR_AL_050, JTA_FHM_PR_AL_100, JTA_FHM_PR_AL_110, JTA_FHM_PR_AL_120, JTA_FHM_PR_AL_200, JTA_FHM_PR_AL_210, FHM_THA_PR_AL_320 P4, JTA_FHM_PR_AL_220, FHM THA PR AL 050 P4, FHM THA EX AL 050 P3.

Reason:

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

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