

Mr Michael Doyle
Doyle Town Planning & Urban Design
86-90 Paul Street
London
EC2A 4NE

Application Ref: **2015/1609/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

14 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

April House
45 Maresfield Gardens
London
NW3 5TE

Proposal: Erection of 1st floor side extension and alterations to front and rear elevations (retrospective)

Drawing Nos: 2045(PLA)100A (June 2015), 2045(PLA)101B (April 2015), 2045(PLA)102 (April 2015), 2045(PLA)103 (April 2015), 2045(PLA)104 'Proposed Basement Plan and Section' (April 2015) and 2045(PLA)104 'Proposed Roof Plan and External Areas' (April 2015)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 2045(PLA)100A (June 2015), 2045(PLA)101B (April 2015), 2045(PLA)102 (April 2015), 2045(PLA)103 (April 2015), 2045(PLA)104 'Proposed Basement Plan and Section' (April 2015) and 2045(PLA)104 'Proposed Roof Plan and External Areas' (April 2015).

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

- 3 The lower half of the first floor rear window on the side extension hereby approved shall be obscured glazed and fixed shut permanently thereafter unless otherwise approved in writing by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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 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.
- 3 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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