

Mr Arielle Scemama
37 Fairhazel Gardens
London
NW6 3QN
United Kingdom

Application Ref: **2015/3204/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 Fairhazel Gardens
London
NW6 3QN

Proposal:

Erection of single-storey rear extension at lower ground floor level, replacement external staircase at rear, and alteration to fenestration lower and upper ground floor level.

Drawing Nos: Design & Access Statement, SC01.46, SC01.47, SC01.48, SC01.49, SC01.50, SC01.51, SC01.52, SC01.53, SC01.54 rev A, SC01.55, SC01.56, SC01.57, SC01.58, SC01.59, SC01.60, SC01.61, SC01.62, SC01.63, SC01.64, SC01.65, SC01.66, SC01.67 and SC01.68.

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:

Design & Access Statement, SC01.46, SC01.47, SC01.48, SC01.49, SC01.50, SC01.51, SC01.52, SC01.53, SC01.54 rev A, SC01.55, SC01.56, SC01.57, SC01.58, SC01.59, SC01.60, SC01.61, SC01.62, SC01.63, SC01.64, SC01.65, SC01.66, SC01.67 and SC01.68.

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

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission was granted for this development in June 2012 (2012/2266/P) which has subsequently expired. The officer assessing the application in 2012, concluded that the proposal would not detract from the character and appearance of the host building or the wider conservation area and that no undue overshadowing to neighbouring properties or potential for overlooking would occur. The policies and guidance currently used to assess planning applications have not changed significantly since 2012 and it is considered the original assessment stands, and that the development is acceptable both in terms of design and impact on amenity.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application, the application was advertised in the paper 18/06/2015-09/07/2015 and a site notice was erected from 17/06/2015-08/07/2015. No objections were received. The site's planning and appeal history was taken into account in 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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