

Mr Oliver Tyndall  
Northwood Carter  
Suite E Symal House  
423 Edgware Road  
London  
NW9 0HU

Application Ref: **2015/3888/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

17 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The Pryors**  
**East Heath Road**  
**London**  
**NW3 1BS**

Proposal:  
Lower external ground level around base of building in existing lowered areas of Block A (numbers 1-32) by approximately 150mm.  
Drawing Nos: 14-062-C-TCP-02; 14-062-C-TCP-03; 14-062-C-TCP-04; 14-062-C-TCP-05; 14-062-C-TCP-06; 14-062-C-TCP-07 dated July 2015.

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

14-062-C-TCP-02; 14-062-C-TCP-03; 14-062-C-TCP-04; 14-062-C-TCP-05; 14-062-C-TCP-06; 14-062-C-TCP-07 dated July 2015.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed lowering of the external ground level surrounding the building is limited to 20cm in depth. The works are required in order to protect the lower level from water ingress and to future proof the life of the building. The works will extend approximately 30cm from the external walls of the building. Due to the extent of the works and the location, it would not harm the structural stability of the building, or the amenity of any adjoining residential occupiers in terms of loss of light or outlook. The works are not considered harmful to the character and appearance of the host building, street scene or the Hampstead Heath Conservation Area.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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

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 March 2015, consolidated with alterations 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