

Mr Martin Cowling
Martin Cowling Architect
30 East Moor Drive
Wolverton Mill
Milton Keynes
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MK12 5GX

Application Ref: **2015/2807/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 College Crescent
London
NW3 5LH

Proposal:
Erection of a single storey outbuilding to rear of existing dwelling (Class C3).
Drawing Nos: 27CC/SK02, 27CC/SK06A, 27CC/SK05, 27CC/SK04A, 27CC/SK03A,
27CC/SK01. Design and Access Statement May 2015 Rev A, Arboricultural Impact
Assessment by Kieron Hart May 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: 27CC/SK02, 27CC/SK06A, 27CC/SK05, 27CC/SK04A, 27CC/SK03A, 27CC/SK01. Design and Access Statement May 2015 Rev A, Arboricultural Impact Assessment by Kieron Hart May 2015,

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

- 4 The outbuilding shall only be used for ancillary purposes to the Garden Flat of No. 27 College Crescent and shall not be used as a separate and independent Class C3 dwelling or a B1 business.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies

- 5 The proposed development shall be carried out in complete accordance with the hereby approved arboricultural report by Kieron Hart of Tamla Trees Consulting Arborists dated May 2015 and the Tree Protection plan ref 02306P_TPP_01. Relatedly, any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

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 Noise and Licensing Enforcement Team, 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