

Mr David Sherriff
Flat 3, 134-136 West End Lane
West Hampstead
London
NW6 1SB

Application Ref: **2015/4004/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
39A Lady Somerset Road
London
NW5 1TX

Proposal:

Alterations to fenestration details, including new entrance door, relocated windows and replacement windows on Evangelist Road side elevation, new double doors and Juliette balcony on rear wing south elevation, and 3 rooflights on rear wing.

Drawing Nos: 39A location plan.01, 39A existing.01, 39A existing.02, 39A existing.03, 39A existing.04, 39A proposed.01, 39A proposed.02 and 39A proposed.03, 39A proposed.04.

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 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:
39A location plan.01, 39A existing.01, 39A existing.02, 39A existing.03, 39A existing.04, 39A proposed.01, 39A proposed.02 and 39A proposed.03, 39A proposed.04.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement windows and doors are considered appropriate in terms of location, size, design and materials. The windows and doors are sympathetic to the host building matching the existing fenestration details and using timber frames. The rooflights will not be visible from the public realm. The proposed changes would not harm the appearance of the host property or streetscene.

There will be no harmful impact on residential amenity as no new windows will be created that face neighbours.

No objections have been received in relation to the proposal. The site's history and appeals have been taken into account in making this decision.

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 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 7.7 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 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