

Urban Insights
8 Woodbank
101 Tollington Park
Finsbury Park
London
N4 3AH United Kingdom

Application Ref: **2014/6524/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

28 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action

Address:
127 Malden Road
London
NW5 4HS

Proposal:
Variation of condition 3 (approved drawings) of planning permission (ref: 2013/4020/P) dated on 03/12/13 (erection of mansard roof extension and associated conversion), namely alteration of mansard form, reinstatement of rear valley parapet, fenestration throughout and installation of rear lower ground stairway to garden.

Drawing Nos: Revised Plans: MR/002, MR/001A, MR/Resub/002B, MR/Resub/003A, MR/Resub/004, MR/Resub/006B

Superseded Plans: MR/001B; MR/002B; MR/004B; MR/005B; MR/007B; MR/008A; MR/007 (Street View Elevation)

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

Conditions and Reasons:

1 REPLACEMENT CONDITION 3:

Condition 3 of the planning permission granted on 03/12/13 under reference number 2013/4020/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans Site Location; MR/002, MR/001A, MR/Resub/002B, MR/Resub/003A, MR/Resub/004, MR/Resub/006B.

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

2 ADDITIONAL CONDITION 4:

The development hereby granted planning permission shall be completed in accordance with the drawings hereby approved within 3 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of 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.

Informative(s):

- 1 The proposed mansard remains recessed and retains/introduces the rear valley parapet. The pitch of the mansard increases from that approved and the fenestration, appropriate for the context and the age and style of the building, has been introduced. The alterations are considered in keeping with the character and appearance of the host building. The details forming part of this application comply with the Council's policies and guidance for conservation areas and securing high quality design.

The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the surrounding area, nor would they impact on the amenities of adjoining occupiers.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

As such, the proposed details are 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 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 WARNING OF ENFORCEMENT ACTION

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

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control

You can find advice in regard to 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', with a stylized, flowing script.

Ed Watson
Director of Culture & Environment