

Mr Theo Tousizoglou
Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2015/5964/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**35 Maisemore Mansions
Canfield Gardens
London
NW6 3JN**

Proposal:
Installation of a new soil and vent pipe on the southwest flank elevation of the building.
Drawing Nos: 001, 002, 200, 201, 202, Extract from Alumasc Rainwater System "The Traditional Aluminium Range", email from Theo Tousouzoglou (agent) dated 11th November 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 pipes of the 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: 001, 002, 200, 201, 202, Extract from Alumasc Rainwater System "The Traditional Aluminium Range", email from Theo Tousouzoglou (agent) dated 11th November 2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed pipe would be centrally located on the south west side elevation of this 4 storey property adjacent to the existing rainwater downpipe. The views of this part of the building would only be glimpsed from the gap between the application building and No.37 Canfield Gardens. By virtue of the choice of materials (black metal) to match the existing pipes, the simple and uncomplicated design of the pipework would not otherwise alter the existing appearance. Therefore it is considered that such proposal would preserve the character and appearance of this host property and the surrounding conservation area.

The pipework would not result in any loss of daylight or sunlight to neighbouring properties and would be considered acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 section 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the

National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment