

Mr Cormac Cleary  
SADA Architecture  
Suite 14  
Arquen House  
4-6 Spicer Street  
St Albans  
Hertfordshire  
AL3 4PQ  
United Kingdom

Application Ref: **2015/5303/P**

Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

13 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**24 Alma Street**  
**London**  
**NW5 3DJ**

#### **Proposal:**

Erection of lower ground rear extension with roof terrace above including double access doors onto terrace.

Drawing Nos: Design & Access Statement, 100 rev P.02, 101 rev P.02, 102 rev P.02, 103 rev P.02, 104 rev P.02, 105 rev P.02, 106 rev P.02, 107 rev P.02, 108 rev P.02, 200 rev P.02, 300 rev P.02, 301 rev P.02, 302 rev P.02, 303 rev P.02, 400 rev P.02, 401 rev P.02, 500 rev P.02, 501 rev P.02 and 502 rev P.03.

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 policies 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:

Design & Access Statement, 100 rev P.02, 101 rev P.02, 102 rev P.02, 103 rev P.02, 104 rev P.02, 105 rev P.02, 106 rev P.02, 107 rev P.02, 108 rev P.02, 200 rev P.02, 300 rev P.02, 301 rev P.02, 302 rev P.02, 303 rev P.02, 400 rev P.02, 401 rev P.02, 500 rev P.02, 501 rev P.02 and 502 rev P.03.

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

- 4 Notwithstanding the details shown on Drawing Nos.400 rev P.02, 401 rev P.02, 501 rev P.02 and 502 rev P.03, a 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north elevation of the terrace prior to commencement of use of the roof terrace and shall be permanently retained thereafter in accordance with the approved details.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### 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 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

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

Ed Watson  
Director of Culture & Environment