

Mr. Theo Manzaroli
Purcell LLP
15 Bermondsey Square
London
SE1 3UN

Application Ref: **2015/7195/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

22 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Chester Terrace
London
NW1 4ND

Proposal:

Alterations including replacement of existing roof structure, creation of roof terrace, installation of 2 floor mounted air conditioning units, timber louvre screen, glass enclosure and lift over run on the roof, new chimney pots, lowering of lower ground vault floor under the pavement with new openings to create additional non-habitable storage space, installation of timber glazed screen and door under the front entrance steps within front lightwell, replacement of timber sash single pane windows with timber sash double glazed windows at ground, first and second floors on the rear elevation, replacement of CCTV cameras and replacement lighting on the front and rear elevations of the single family dwelling.

Drawing Nos: Site location plan (001); 002; 100; 101; 106; 107; 108; 200A; 201C; 202A; 203A; 204C; 206C; 207A; 208B; 209C; 210B; Plant Noise Assessment produced by CSG Acoustics dated 18th December 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 Site location plan (001); 002; 100; 101; 106; 107; 108; 200A; 201C; 202A; 203A; 204C; 206C; 207A; 208B; 209C; 210B; Plant Noise Assessment produced by CSG Acoustics dated 18th December 2015.

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

- 4 No standing furniture or fixtures and fittings shall extend above the ridge of the roof of the building.

Reason: To safeguard the appearance of the premises and the character of the immediate area and Regents Park Conservation 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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

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).

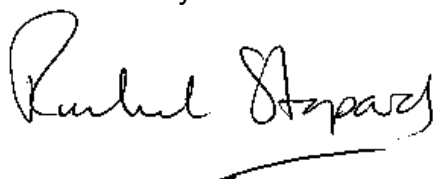
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities