

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

Application Ref: **2016/3710/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

23 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:  
**28 Ainger Road**  
**London**  
**NW3 3AS**

Proposal:  
Removal of conditions 4 (noise levels), 5 (water usage levels) and 6 (Building Regulations Part M42) of planning permission 2016/1882/P, dated 10/06/2016 (for rear extensions; enlargement of rear dormer; conversion of 1x 1-bed flat and 1x 2-bed flat into 1x 3-bed flat)

Drawing Nos: 1427-050

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission

This application seeks to remove condition 4 (noise levels), condition 5 (water usage levels) and condition 6 (Building Regulations Part M42) attached to planning permission 2016/1882/P, dated 10/06/2016 (for rear extensions; enlargement of rear dormer; conversion of 1x 1-bed flat and 1x 2-bed flat into 1x 3-bed flat).



The conditions were added to the decision notice in error. Condition 4, which requested that noise levels meet the standards specified in BS8233:1999, should not be attached to permissions relating to the conversion of 2 flats to 1, instead it applies to new builds or buildings undergoing a change of use.

Condition 5, which requested that the development achieve a specified maximum internal water use, should only apply to new builds or the creation of new dwellings, but not for the conversion of 2 flats to 1.

Condition 6, which requested that the development be designed and constructed in accordance with Building Regulations Part M4 (2), should only apply to new builds, where step-free can be achieved.

Given that the conditions were attached in error, it is not considered that their removal would cause undue harm to the residential amenities of nearby and neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP19, DP21, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.4, 3.5, 6.9, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 29-41, 47-55, 56-66 and 126-151 of the National Planning Policy Framework 2012.

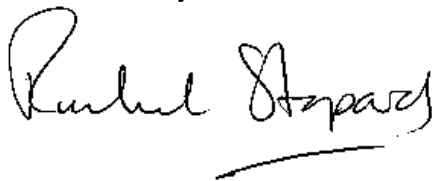
- 2 You are advised that no conditions relating to planning permission 2016/1882/P, dated 10/06/2016, need details to be submitted and approved.

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



Rachel Stopard

Executive Director Supporting Communities