

Mr Sebastian Camisuli
Martins Camisuli Architects
Unit1, 2a Oakford Road
London
NW5 1AH
United Kingdom

Application Ref: **2016/3792/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

24 August 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
12 Lady Somerset Road
London
NW5 1UP

Proposal:

Alterations to rear fenestration details at lower ground and ground floor including three glazed sliding doors at lower ground and three new four paned sash-windows.

Drawing Nos: OS map, Design & Access Statement, MC/143(01)_01, MC/143(01)_02, MC/143(01)_03, MC/143(01)_06, MC/143(02)_01, MC/143(02)_02 and MC/143(02)_05.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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:

OS map, Design & Access Statement, MC/143(01)_01, MC/143(01)_02, MC/143(01)_03, MC/143(01)_06, MC/143(02)_01, MC/143(02)_02 and MC/143(02)_05.

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

Informatives:

- 1 Reasons for granting permission.

The proposed sash windows shall be timber framed and sympathetic to the main property. The lower ground floor sliding doors shall be aluminium framed, this is considered acceptable at this level and in the rear elevation. The proposed design is considered acceptable overall.

There are no concerns regarding impact on residential amenity given there are already windows at lower ground and ground floor facing the rear garden.

No objections have been received in relation to the proposal. The site history and appeals have been taken into account in making this decision. The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 1 and 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015, the London Plan 2016 and the National Planning Policy Framework.

- 2 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).

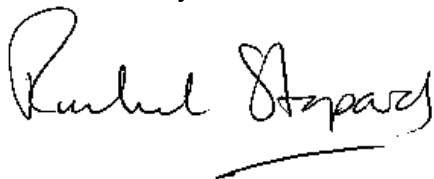
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities