

Mr Ahmed Shawky
Nash Baker Architects
167-169 Kensington High Street
London
W86SH

Application Ref: **2016/3192/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

6 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Primrose Gardens
London
NW3 4UL

Proposal:

Conversion from 5 self-contained flats to 4 residential units (1x 3 bed maisonette and 3x 2 bed flats); erection of single-storey extension at rear lower ground floor level and rear bay window at upper ground floor level; replacement timber framed sash windows; new staircase access with balustrades from rear upper ground floor level to rear garden; new roof terraces at rear 1st floor level and main roof level with associated balustrades.

Drawing Nos: Site location plan- GA35 050; GA35 101; GA35 102; GA35 103; GA35 104; GA35 105; GA35 106; GA35 107; GA35_2 301; GA35_2 302; GA35_2 303; GA35_2 304; GA35_2 305; GA35_2 306; GA35_2 307; GA35_2 308; Planning Statement - FW053/FW, 08/06/2016 Revised; Design and Access Statement.

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- Site location plan- GA35 050; GA35 101; GA35 102; GA35 103; GA35 104; GA35 105; GA35 106; GA35 107; GA35_2 301; GA35_2 302; GA35_2 303; GA35_2 304; GA35_2 305; GA35_2 306; GA35_2 307; GA35_2 308; Planning Statement - FW053/FW, 08/06/2016 Revised; Design and Access Statement.

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

- 4 The flat roofs adjoining the proposed access walkway of the rear lower ground floor extension hereby approved shall not be used as an amenity roof terrace and shall be accessed for maintenance purposes only and for no other purpose.

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->

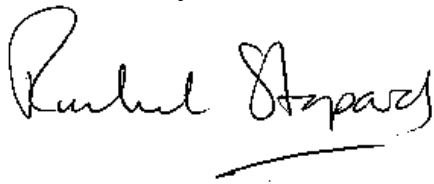
contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities