

Mr James Tavernor  
Boyer Planning  
24 Southwark Bridge Road  
London  
SE1 9HF

Application Ref: **2015/6293/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

8 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**6 Elsworthy Terrace  
London  
NW3 3DR**

Proposal:

Excavation of part of rear garden level for the erection of a pavilion outbuilding at lower ground level and associated paths and access staircases, plus changed glazing to lower floor façade of rear extension.

Drawing Nos: 2143/0100, 2143/0200 REVB, 2143/0201, 2143/0202, 2143/0203, 2143/0204, 2143/0205, 2143/0300 REVD, 2143/0301 REVC, 2143/0302 REVA, 2143/0303 REVA, 2143/0304 REVA, 2143/0500, 2143/0501 REVC, 2143/0600 REVA, Design and Access Statement from COVEBURGESS, Planning Statement from Boyer dated November 2015, Screening Assessment by MLM dated 10th February 2016.

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- 2143/0100, 2143/0200 REVB, 2143/0201, 2143/0202, 2143/0203, 2143/0204, 2143/0205, 2143/0301 REVC, 2143/0302 REVA, 2143/0303 REVA, 2143/0304 REVA, 2143/0500, 2143/0501 REVC, 2143/0600 REVB, Design and Access Statement from COVEBURGESS, Planning Statement from Boyer dated November 2015, Screening Assessment by MLM dated 10th February 2016.

You are advised that this includes constructing the pavilion in accordance with the recommendations of the approved Basement Impact Assessment and installing permeable paving indicated as such on the approved plans.

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

- 4 Prior to the first occupation of the building, a plan showing details of the green roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The green roof shall not be used as an amenity roof terrace and shall only be accessed for maintenance purposes.

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.

- 6 The pavilion shall only be used for ancillary purposes to the dwelling house and not as a separate Class C3 dwelling or a Class B1 business unit.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with 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):

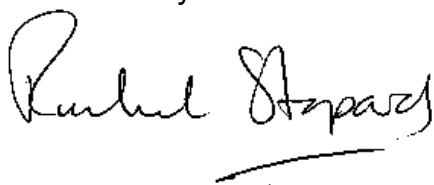
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities