

Mr Christian Clemares
Xul Architecture
33 Belsize Lane
London NW3 5AS United Kingdom

Application Ref: **2016/4167/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 11
Netherhall Mansions
30-32 Netherhall Gardens
London
NW3 5TN**

Proposal:

Installation of double doors on front elevation of second floor level, new roof lights on North and South facing roofs and new window and enlarged window on North elevation of dwelling house (Class C3)

Drawing Nos: LP-01 Rev 01; EX-01 Rev 01; EX-02 Rev 01; EX-03 Rev 01; EX-04 Rev 01;
PA-01 Rev 01; PA-03 Rev 01; PA-04 Rev 01; PA-05 Rev 00; PA-06 Rev 00

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 LP-01 Rev 01; EX-01 Rev 01; EX-02 Rev 01; EX-03 Rev 01; EX-04 Rev 01; PA-01 Rev 01; PA-03 Rev 01; PA-04 Rev 01; PA-05 Rev 00; PA-06 Rev 00

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement timber door to the front elevation would match like-for-like in terms of design, materials and size. The proposed additional double-glazed sash window and alterations to the size of the glazed side window opening to the side elevation would match the existing fenestrations on the host building and neighbouring properties in terms of design and materials for the proposed side alterations. As such the additions would be in keeping with the character and appearance of the host building and the Conservation Area. It is not considered either that the proposed rooflights would detract from the character and appearance of the host building, or the wider area or the Fitzjohns Netherhall Conservation Area.

The additional window and increased size of the existing window would not give rise to additional overlooking opportunities due to the presence of windows to this elevation. As such no detrimental impact to the neighbouring properties in terms of residential amenity would occur.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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).

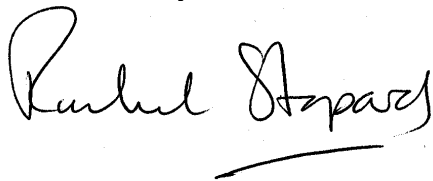
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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