

Ms Tracey Rust
TJR Planning
Suite 3
The Mansion Wall
Hall Drive
Aldenham
Hertfordshire
WD25 8BZ

Application Ref: **2015/7234/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110 Greencroft Gardens
London
NW6 3PH

Proposal:

Change of use from 10x self-contained flats to 5 x self-contained flats (1 x 3 bed flat; 4 x 2 bed flats) between ground and 2nd floor levels; and retention of 5x bedrooms (HMO units) at 3rd floor level; erection of a dormer window on the front elevation; erection of a frameless glazed extension as replacement for existing lean -to; new balconies plus railings at first floor level; alterations to the rear and side fenestration; and installation of roof lights on the main roof plus cycle storage shed in rear garden.

Drawing Nos: Existing - Location Plan (PL.01); PL.04; PL.05; PL.06; PL.07; PL.08; PL.14; PL.18; PL.19; Proposed - PL.03 RevB; PL.09; PL.10; PL.11 Rev A; PL.12; PL.13; PL.15; PL.17; PL.19; Design & Access Statement; Planning Statement, December 2015;

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 [Existing - Location Plan (PL.01); PL.04; PL.05; PL.06; PL.07; PL.08; PL.14; PL.18; PL.19; Proposed - PL.03 RevB; PL.09; PL.10; PL.11 Rev A; PL.12; PL.13; PL.15; PL.17; PL.19; Design & Access Statement; Planning Statement, dated December 2015;]

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

- 4 Prior to the first occupation of any new residential unit the whole of the cycle parking provision (13 storage spaces) shown on the approved drawings shall be provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the occupation of the new residential flats hereby approved the existing 'forecourt car parking' space for disabled occupiers hereby approved at ground floor level front forecourt shall be clearly painted in white on the surface and shall be retained permanently as such to the satisfaction of the local planning authority.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 and CS11 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).

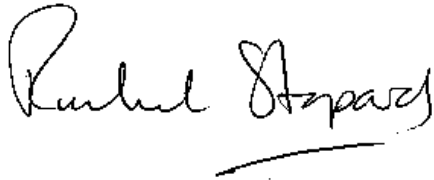
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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