

Mr Donald Shearer
Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook Office Park
CV37 9NR

Application Ref: **2016/4363/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

9 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
12 Strathray Gardens
London
NW3 4NY

Proposal:

Erection of single storey side and rear extension to lower ground floor flat including removal of existing lower ground floor side infill extension to southern elevation.

Drawing Nos: 1210-BA-100, 1210-BA-101, 1210-BA-102, 1210-BA-104, 1210-BA-109, 1210-BA-110 A, 1210-BA-114 A, 1210-BA-103 A, 1210-BA-107 A, 1210-BA-105 A, 1210-BA-106 A, 1210-BA-108 A, 1210-BA-118 B, 1210-BA-112 B, 1210-BA-119 A, 1210-BA-113 B, 1210-BA-117 B, 1210-BA-115 B, 1210-BA-111 B, 1210-BA-116 C Design & Access Statement dated 28/07/2016.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 1210-BA-100, 1210-BA-101, 1210-BA-102, 1210-BA-104, 1210-BA-109, 1210-BA-110 A, 1210-BA-114 A, 1210-BA-103 A, 1210-BA-107 A, 1210-BA-105 A, 1210-BA-106 A, 1210-BA-108 A, 1210-BA-118 B, 1210-BA-112 B, 1210-BA-119 A, 1210-BA-113 B, 1210-BA-117 B, 1210-BA-115 B, 1210-BA-111 B, 1210-BA-116 C Design & Access Statement dated 28/07/2016.

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

- 3 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.

- 4 Prior to the use of the extension 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 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local

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).

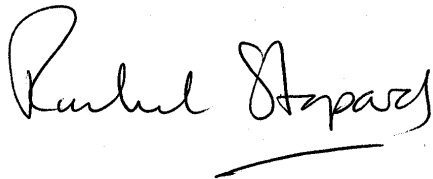
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 the name.

Rachel Stopard
Executive Director Supporting Communities