**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Simon Baker
Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2016/5504/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

17 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
**28 Ainger Road
London
NW3 3AS**

Proposal:
Variation of condition 2 (approved plans) of planning permission 2016/1882/P, dated 10/06/2016 (for part single storey and part two storey rear extension; enlargement of rear dormer; conversion of 1x 1-bed self-contained flat and 1x 2-bed self-contained flat into 1x 3-bed self-contained flat), namely to allow internal alterations to Flat A and the omission of the upper ground floor rear extension

Drawing Nos: Revised plans: GA036-1-301; GA036-1-303; GA036-1-304; GA036-1-305; Superseded plans: GA036-301; GA036-303 Rev. A; GA036-304; GA036-305.

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 the original permission (10/10/2016).

INVESTOR IN PEOPLE

Executive Director Supporting Communities

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2   REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

1427-050; GA036-101; GA036-102; GA036-103; GA036-104; GA036-105; GA036-302 Rev. A; GA036-1-301; GA036-1-303; GA036-1-304; GA036-1-305.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1   Reasons for granting

The proposal seeks to make changes to planning permission 2016/1882/P, dated 10/06/2016 (as amended by 2016/3710/P, dated 23/08/2016).

The proposed internal changes relate to Flat A and include the following: a reduction in the size of the lower ground floor bedroom; the lower ground floor shower room would be accessed via the hallway (i.e. no longer en-suite); the size of the main living area (kitchen/dining room) would be increased; and the shower room at upper ground floor level would be omitted. These changes are considered to be acceptable such that future occupiers would still experience a good standard of residential accommodation.

Externally, at upper ground floor level, the proposed rear projecting element (the shower room) would be omitted from the scheme and a roof terrace would be provided instead. This is a return to the current arrangement and is therefore considered to be acceptable.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision which have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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 provisions of the National Planning Policy Framework 2012.
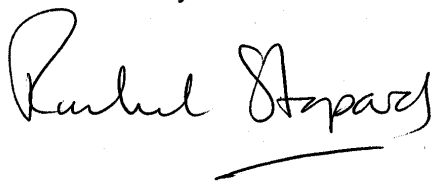
2   Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.

4   This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

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2016/5504/P