

Mr. R. Lam  
Oculus Architects Ltd  
16A Pratt Street  
London  
NW1 0AB

Application Ref: **2016/4066/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

30 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**4 and 6 Mazenod Avenue  
London  
NW6 4LR**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/0716/P granted 24/05/16 (for side infill and rear extension to both properties with roof lights rear dormer window to 6 Mazenod Avenue along with a first floor rear roof terrace to 6 Mazenod Avenue) namely to increase the width to part of the extension at 6 Mazenod Avenue.

Drawing Nos: Superseded Plans:

Design and Access Statement December 2015, A100, EC300, EC301, EC302, A101, A102 Rev D, A103 Rev B, A201 Rev C, A301 Rev C, A302, EC303 Rev A, EC304 and EC305.

Revised Plans:

Design and Access Statement December 2015, A100, EC300, EC301, EC302, A101, A102 Rev E, A103 Rev B, A201 Rev D, A301 Rev C, A302, EC303 Rev B, EC304 and EC305.

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 shall be carried out in accordance with the following approved plans:

Design and Access Statement December 2015, A100, EC300, EC301, EC302, A101, A102 Rev E, A103 Rev B, A201 Rev D, A301 Rev C, A302, EC303 Rev B, EC304 and EC305.

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

- 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted must be begun not later than the end of three years from 24 May 2016, the date of the original permission (ref: 2016/0716/P).

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

Informative(s):

- 1 Reasons for granting approval:

The proposed amendment to the approved scheme, namely the increase in width

of the rear projection would not significantly alter the appearance of the building due to its location in the rear, the use of matching materials and given the neighbouring property has infilled entirely the side of their property.

The extension to the approved scheme would not have a material impact on amenity for neighbouring properties given it would extend towards an approved blank wall elevation at the neighbouring property at 4 Mazenod Avenue. Amenity for the flat at ground floor within number 6 Mazenod Avenue shall be retained given there shall be a 6m distance between the extension and the window.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 20/08/2015 under reference number 2015/3934/P. Overall the revisions are considered acceptable in terms of design and amenity.

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

As such, 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 National Planning Policy Framework.

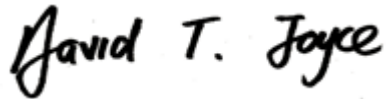
- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 24/05/2016 under reference number 2016/0716/P and is bound by all the conditions attached to that permission.
- 3 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).
- 4 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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities