

Mr Charles Couzens
Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Application Ref: **2016/4977/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Mansion Gardens
London
NW3 7NG

Proposal:
Conversion of garage into habitable room; erection of boundary fence; alterations to fenestrations at ground floor level and installation of rear dormer window to dwelling (C3) (part retrospective)
Drawing Nos: (Prefix : 15119-) 01, 02 rev 01, 07 rev 02, 08 rev 01, 09 Rev 03, 10; Design and Access statement dated Nov 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix : 15119-) 01, 02 rev 01, 07 rev 02, 08 rev 01, 09 Rev 03, 10; Design and Access statement dated Nov 2016.

Reason:

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

- 4 Detailed drawings 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:

a) Details including sections at 1:10 of the method of fastening of the proposed fence to the existing low level wall;

b) Plan, elevation and section drawings, of a sample panel of the proposed fencing at a scale of 1:20;

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 ensure the preservation of the amenity value and health of the nearby mature trees and 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.

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.

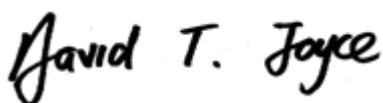
- 3 Enforcement investigations remain ongoing regarding the loss/damage to trees on the site and this permission in no way infers any grant of approval for these actions. Notwithstanding the hereby approved drawings, the trees on the site are the subject of the Tree Preservation Order (C98/15H) and no tree subject to a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as specifically indicated within the proposals to which this planning permission relates. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 4 The applicant is reminded that the temporary structures erected within the curtilage of the property must be removed as soon as reasonably possible once their use for construction purposes is no longer required. Should these structures be required for a period of more than 21 days following the issuing of this decision, temporary planning permission may be necessary.
- 5 The applicant is reminded that the area of shared driveway immediately in front of the front elevation of the dwelling should not be used for parking by occupiers of the application premise as doing so would impeded access to no.10 Mansion Gardens and could result in detrimental impact upon the residential amenities of these residents.

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



David Joyce

Executive Director Supporting Communities