

Ms Jo Townshend
Jo Townshend Architect Ltd
Upstairs, Art Building
The Conservatoire
19-21 Lee Road
London
SE3 9RQ

Application Ref: **2016/3421/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

20 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Merlin House
Oak Hill Park
London
NW3 7LJ

Proposal: Replacement of the entrance canopy.

Drawing Nos: 107/22/P/216 rev P2, 107/22/P/208 rev P2, 107/22/P/100 rev P2, Design and Access Statement (June 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 policies 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: 107/22/P/216 rev P2, 107/22/P/208 rev P2, 107/22/P/100 rev P2, and Design and Access Statement (June 2016).

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

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 Reasons for granting permission:

The application relates to a block of flats on the west side of Oak Hill Park within the Hampstead Conservation Area. The estate lies on a relatively isolated leafy hillside on a cul-de-sac. The application proposes minor alterations to the entrance canopy facing the car parking area, which is on private land. The application also proposes revisions to the existing parking layout, but this would not require express planning permission.

The application seeks to replace the existing canopy with an identical canopy with a 200mm shorter projection length. The proposals would not have a material impact on the character or appearance of Merlin House or the wider conservation area, and are acceptable in design terms.

The planning history of the site has been taken into account when coming to this decision. No objections have been received and one letter of support has been received prior to the determination of this application.

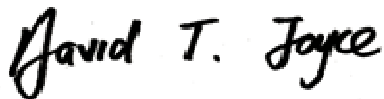
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

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