

Ms Christina Freyberg
Flat 4
19 Elvaston Place
London
SW7 5QF

Application Ref: **2016/6532/P**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

30 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
12 Leverton Street
London
NW5 2PJ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/1249/P dated 10/08/2016 (for the replacement single storey rear extension to dwelling house), namely to allow amendments to configuration of panes to French doors and windows.

Drawing Nos: Site location plan GGL-BBC-PL-015, (as existing:) 7744/01, GGL-LEV-001 Rev X, GGL-LEV-002, GGL-LEV-003 Rev E, (as proposed:) GGL-LEV-004 Rev G, GGL-LEV-005 Rev D, GGL-LEV-006 Rev A, GGL-LEV-010, GGL-LEV-019 Rev D, Design & Access Statement dated 4.3.16.

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 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: Site location plan GGL-BBC-PL-015, (as existing:) 7744/01, GGL-LEV-001 Rev X, GGL-LEV-002, GGL-LEV-003 Rev E, (as proposed:) GGL-LEV-004 Rev G, GGL-LEV-005 Rev D, GGL-LEV-006 Rev A, GGL-LEV-010, GGL-LEV-019 Rev D, Design & Access Statement dated 4.3.16.

Reason:

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

Informative(s):

- 1 The site comprises a terraced 2-storey traditional house. The house is grade II listed and lies within the Kentish Town Conservation Area. This section 73 application relates to the variation of condition 3 (approved plans) of planning permission 2016/1249/P dated 10/08/2016 (for the replacement single storey rear extension to dwelling house), namely to allow amendments to configuration of panes to French doors and windows. All other aspects of the proposals are in line with the previously approved permission and the only changes relates to the design of French doors. The revised proposal comprises 5 three pane glazed doors, and will only be visible from the gardens of neighbouring properties. The proposals are considered to preserve the character and appearance of the Kentish Town Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of nearby residential occupiers.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 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 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.

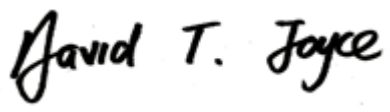
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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