

Mr Cristian Marcos
Emrys Architects
CAP House 9-12 Long Lane
London
EC1A 9HA
United Kingdom

Application Ref: **2016/5643/P**
Please ask for:
Nora-Andreea.Constantinescu
Telephone: 020 7974 **5758**

9 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Lyme Terrace
London
NW1 0SN

Proposal:
Formation of 2 balconies at 2nd and 3rd floors with glass balustrade on the rear elevation to upper residential floors (Class C3).

Drawing Nos: 1613-0300-AP-001 Rev PL03; 1613-0400-AP-001 Rev PL03; 1613-0400-AP-002 Rev PL03; 1613-0100-AP-000 Rev PL01; 1613-0100-AP-001 Rev PL01; 1613-0100-AP-002 Rev PL01; 1613-0100-AP-003 Rev PL01; 1613.12.04-001_DAS Design and Access Statement.

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:

1613-0300-AP-001 Rev PL03; 1613-0400-AP-001 Rev PL03; 1613-0400-AP-002 Rev PL03; 1613-0100-AP-000 Rev PL01; 1613-0100-AP-001 Rev PL01; 1613-0100-AP-002 Rev PL01; 1613-0100-AP-003 Rev PL01; 1613.12.04-001_DAS Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed two balconies would be located within the recessed area of the rear elevation, between the forward projection of the side wall at no 195 and the circular vertical element of the host property. The balconies would have a glass balustrade which would complement the rear elevation of the host dwelling and preserve its character and appearance.

The property at no 9 Lyme Terrace has no windows facing the application site and therefore there would be no harm caused by the proposed balconies in terms of overlooking. Due to the location, position and projection of the proposed balconies, the overlooking is restricted from long views towards the gardens or windows of the adjacent terraced properties.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with London Plan 2016 and National Planning Policy Framework.

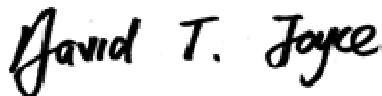
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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