

Mrs Anna Thomson
ADL Planning Limited
29 Highmarsh Crescent
Newton-Le-Willows
WA12 9WE

Application Ref: **2016/7068/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

6 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Nassington Road
London
NW3 2UD

Proposal:

Erection of single storey rear extension, insertion of 2 new ground floor side windows and replacement of first and second floor rear windows. Installation of replacement rear dormer extension, installation of 2 front rooflights, 1 side rooflight and 2 rooflights to flat section of main roof.

Drawing Nos: EFL 01 Basement, Ground and First Floor Plans; EFL 01 Front Elevation and Side Section; EFL 01 Rear and Side Elevations; EFL 01 Second Floor, Loft and Roof Plans; PEL 01 OPTION 2 Received 27/02/2017; PEL 02 OPTION 2 Received 27/02/2017; PFL 01 OPTION 2 Received 27/02/2017; PFL 02 OPTION 2 Received 27/02/2017; Planning Statement; Site Location Plan.

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- EFL 01 Basement, Ground and First Floor Plans; EFL 01 Front Elevation and Side Section; EFL 01 Rear and Side Elevations; EFL 01 Second Floor, Loft and Roof Plans; PEL 01 OPTION 2 Received 27/02/2017; PEL 02 OPTION 2 Received 27/02/2017; PFL 01 OPTION 2 Received 27/02/2017; PFL 02 OPTION 2 Received 27/02/2017; Planning Statement; Site Location Plan.

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

- 4 The flat roof of the rear extension hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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

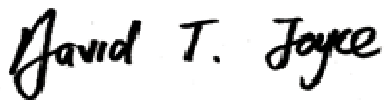
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 initial 'D' and 'J'.

David Joyce
Director of Planning and Regeneration