

Ms Jemma Williams
Alex Tart Architects
3 Deodar Road
London
SW15 2NP

Application Ref: **2017/0513/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

9 March 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or of Condition Granted

Address:
21 Dunollie Road
London
NW5 2XN

Proposal:

Variation of condition 3 (development in accordance with approved plans) pursuant to planning permission ref 2016/2928/P dated 11/08/2016 for erection of Side return extension to rear and reconstruction of existing single storey rear outshoot (Class C3) to allow for detailed design changes resulting in the construction of a new door, additional glazing and lowered height of infill.

Drawing Nos: Superseded Plans:

E01;E02; E03; E04; E05; E06; P01 REV A; P02 REVA; P05 REV A; P07 REV A.

Revised Plans:

E01; E02; E03; E04; E05; E06; P01 REV A; P12.0; P15.0 and P.17.0.

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of planning permission reference 2016/2928/P dated 11/08/2016.

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 E01;E02; E03; E04; E05; E06; P01 REV A; P12.0; P15.0 and P.17.0.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The alterations to the proposed infill and rear extension would not result in any additional harm to the residential amenity for the neighbouring occupiers. The height of the infill extension has been reduced by approximately 0.3m and as such the outlook for the adjoining occupiers will be similar if not enhanced than that originally approved. The full impact of the extension has already been assessed. No changes are proposed to the depth of the extension.

The proposed changes originally included two doors on the infill extension. The proposed subsequent amendments have resulted in replacement with a glazed door. The proposed detailed design change is considered to an appropriate amendment and would not detract from the character of the conservation area.

No objections or comments were received in relation to this application. The site's planning history was taken into consideration when reviewing this application.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

As such, the proposed extended hours of operation is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. Furthermore, the proposal accords with Policies A1, D1 and D2 of the emerging Camden Draft Local Plan 2016, the London Plan 2016 and the National Planning Policy Framework.

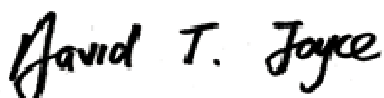
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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
Director of Regeneration and Planning