

Mr William Nickerson
William Nickerson Interior Design
9 Goldhawk Mews
London
W12 8PA

Application Ref: **2014/2114/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

18 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Well Road
London
NW3 1LH

Proposal:

Demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.

Drawing Nos: Location Plan, WR/001; WR/002; WR/003; WR/004; WR/005; WR/006; WR/007; WR/008; WR/009; WR/010; WR/011; WR/012; WR/013; WR/014; WR/015; WR/016;

Design & Access Statement; Heritage 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 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan, WR/001; WR/002; WR/003; WR/004; WR/005; WR/006; WR/007; WR/008; WR/009; WR/010; WR/011; WR/012; WR/013; WR/014; WR/015; WR/016; Design & Access Statement; Heritage Statement;]

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.

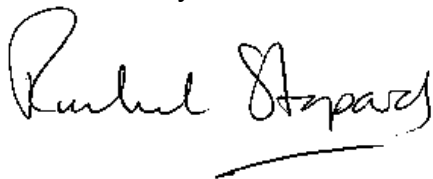
- 3 You are reminded of the requirement to plant a replacement tree as part of application 2010/4751/T. Should you have any questions or queries in relation to this please contact Alex Hutson (Trees and Landscape Officer) on 020 7974 5939 or Regeneration and Planning, Culture and Environment, London Borough of Camden, 6th Floor
Town Hall Extension (Development Management), Argyle Street, London, WC1H 8ND.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment