

Mr Gavin Miller
51b Vicars Road
London
NW5 4NN

Application Ref: **2017/0498/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
51a Vicar's Road
London
NW5 4NN

Proposal:

Variation of condition 3 (approved plans) of planning permission ref: 2014/7750/P dated 03/06/2015 (for the erection of single storey extension with green roof); namely amendment to footplate and installation of new sliding doors to east elevation; and provision of new garden space on the east side.

Drawing Nos: Superseded: 19000 Rev PL1; 19001 Rev PL2; 19010 Rev PL1; 19012 Rev PL1; 19013 Rev PL1; 19020 Rev PL2; 19021 Rev PL1; 19022 Rev PL2;

Proposed: - 19000 Rev PL3; 19001 Rev PL3; 19010 Rev PL2; 19012 Rev PL2; 19013 Rev PL3; 19020 Rev PL3; 19021 Rev PL3; 19022 Rev PL3.

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 before 03/06/2018.
(Ref:2014/7750/P).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans [19000 Rev PL3; 19001 Rev PL3; 19010 Rev PL2; 19012 Rev PL2; 19013 Rev PL3; 19020 Rev PL3; 19021 Rev PL3; 19022 Rev PL3.]

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

- 3 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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the planting area on the southern and eastern elevations of the proposed extension in the area indicated on the approved plans, including soil depth and suitable drainage shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposal would amend the design and footprint of the extant approved single storey rear extension and creation of new opening on a section of the east elevation by the installation of glazed sliding doors, which would match similar

sliding doors on the west elevation. The realigned footprint of the extension and additional glazed opening together reduce visual bulk and would create an extension which would have a light-weight appearance and is considered acceptable. The adjustment of the footprint would also provide a new rear garden amenity space adjacent to no.53 resulting in the provision of 2x courtyard gardens one each to the east and west sides; whilst improving the accessibility between the approved extension to the gardens. Owing to the modifications noted above, the height of the existing shared boundary wall with no.53 will be remain as approved. No changes are proposed to the extant approved integrated planter on the east elevation. The proposed amendments are considered to be an improvement on the extant approved scheme both in terms of design and amenity garden space provision. Therefore, the extent of the modifications, their setting and proximity to neighbouring residential occupiers would not result in negative harm to the existing or extant amenity levels enjoyed.

1 written representation was received and duly taken into account when assessing the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

- 2 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.
- 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 Noise and Licensing Enforcement Team, 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 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13th March 2017. The modifications have been proposed in response to Inspector's comments

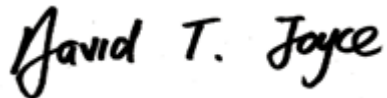
during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning