

Mr Malcolm Herring
ARA ARCHITECTS
Paper Mews
290-292 High Street
Dorking
RH4 1QT

Application Ref: **2017/0192/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

28 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat C
4 South Villas
London
NW1 9BS**

Proposal:

Erection of single storey rear extension, part excavation of rear garden to create rear patio and installation of 2 x new side windows and 2 x handrails to front steps at lower ground floor level. Installation of rear roof terrace at upper ground floor level. Erection of single storey outbuilding in rear garden for use ancillary to lower and upper ground floor flat.

Drawing Nos: 1138-P001; 1138-P002; 1138-P003; 1138-P004 A; 1138-P005; 1138-P006 A; 1138-P007 A; 1138-P008; Arboricultural Report 05/02/2017; Design and Access Statement 13/01/2017; Tree Constraints Plan 201801-001.

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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1138-P001; 1138-P002; 1138-P003; 1138-P004 A; 1138-P005; 1138-P006 A; 1138-P007 A; 1138-P008; Arboricultural Report 05/02/2017; Design and Access Statement 13/01/2017; Tree Constraints Plan 201801-001.

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

- 4 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement 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, and policy A1 of the Camden Local Plan Submission Draft 2016.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat C, 4 South Villas and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, H1, H3 and H7 of the Camden Local Plan Submission Draft 2016.

- 6 Prior to the end of the next available planting season, a replacement tree shall be planted in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and D2 of the Camden Local Plan Submission Draft 2016.

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 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 13 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

David T. Joyce

David Joyce
Director of Regeneration and Planning