

Dr Timur Tatlioglu
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA UK

Application Ref: **2016/3706/P**

Please ask for:

Nora-

Andreea.Constantinescu

Telephone: 020 7974 **5758**

16 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Gloucester Gate
London
NW1 4HG**

Proposal:

External alterations to dwelling house and mews building (Class C3) including demolition and replacement of the two storey rear extension and other external works.

Drawing Nos: 00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02; 16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04; 18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04; 18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02; 16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04; 18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04; 18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

Reason:

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

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Samples and/or manufacturer's details of new facing materials retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant works shall then be carried in accordance with the approved details. The units shall not be occupied until the works have been completed in full and inspected by the planning authority

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods

used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. This includes lath and plaster walls and ceilings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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.

Informative(s):

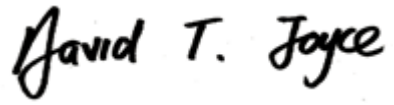
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Executive Director Supporting Communities