

Sophie McCarthy
Kirkwood McCarthy
Studio A001
Lighthouse Studios
73-75 Shacklewell Lane
London
E8 2EB

Application Ref: **2017/0351/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1 & 3
66-68 Gloucester Avenue
London
NW1 8JD

Proposal:

Conversion of the existing 2-bed lower ground floor and 1-bed upper ground floor flats to provide a 3 bedroom flat, construction of a rear infill extension at upper ground floor level, installation of replacement doors and window at ground floor level to the rear and provision of a roof terrace on the roof of the existing lower ground floor rear extension including the installation of glazed access doors and perimeter metal balustrading.

Drawing Nos: 16006 (EX) 001 A, 16006 (EX) 100 A, 16006 (EX) 101 A, 16006 (EX) 200 A, 16006 (EX) 300 A, 16006 (EX) 301 A, Design & Access Statement Rev A April 2017, 16006 (GA) 100 B, 16006 (GA) 101C, 16006 (GA) 200 C, 16006 (GA) 300 C, 16006 (GA) 301A.

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 16006 (EX) 001 A, 16006 (EX) 100 A, 16006 (EX) 101 A, 16006 (EX) 200 A, 16006 (EX) 300 A, 16006 (EX) 301 A, Design & Access Statement Rev A April 2017, 16006 (GA) 100 B, 16006 (GA) 101C, 16006 (GA) 200 C, 16006 (GA) 300 C, 16006 (GA) 301A.

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

- 3 Details of all materials (including samples) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 The cycle storage area hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 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.

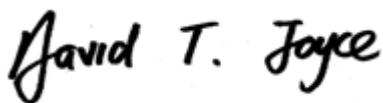
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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