

Mr Martin Evans
Martin Evans Architects
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EC2A 3PB

Application Ref: **2016/7041/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

21 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
17 Edis Street
London
NW1 8LE

Proposal:

Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift (AMENDED DESCRIPTION)

Drawing Nos: EDI-PL-GA-00, EDI-PL-GA-01A, EDI-PL-GA-02A, EDI-PL-GA-03A, EDI-PL-GA-04A, EDI-PL-GA-05A, EDI-PL-GA-06A, EDI-PL-GA-07A, EDI-PL-GA-08A, EDI-PL-GA-09A, EDI-PL-GA-10A, EDI-PL-GA-11, EDI-DEM-GA-01A, EDI-DEM-GA-02A, EDI-DEM-GA-03, EDI-DEM-GA-04, EDI-DEM-GA-05, EDI-DEM-GA-06A, EDI-DEM-GA-07, EDI-EX-GA-01, EDI-EX-GA-02, EDI-EX-GA-03, EDI-EX-GA-04, EDI-EX-GA-05, EDI-EX-GA-06, EDI-EX-GA-07, EDI-EX-GA-08 and Design & Access Statement dated 9 December 2016.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EDI-PL-GA-00, EDI-PL-GA-01A, EDI-PL-GA-02A, EDI-PL-GA-03A, EDI-PL-GA-04A, EDI-PL-GA-05A, EDI-PL-GA-06A, EDI-PL-GA-07A, EDI-PL-GA-08A, EDI-PL-GA-09A, EDI-PL-GA-10A, EDI-PL-GA-11, EDI-DEM-GA-01A, EDI-DEM-GA-02A, EDI-DEM-GA-03, EDI-DEM-GA-04, EDI-DEM-GA-05, EDI-DEM-GA-06A, EDI-DEM-GA-07, EDI-EX-GA-01, EDI-EX-GA-02, EDI-EX-GA-03, EDI-EX-GA-04, EDI-EX-GA-05, EDI-EX-GA-06, EDI-EX-GA-07, EDI-EX-GA-08.

Reason:

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

- 4 A sample panel of the metal cladding of the rear extension demonstrating the proposed colour, material, texture and bonding shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 The use of the rear extension hereby approved shall not commence until the louvre screens, as shown on the approved drawings, have been installed. The louvres shall be permanently retained thereafter.

Reason: In order to prevent lightspill and unreasonable overlooking of neighbouring premises in accordance with the requirements 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.

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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

