

Mr Declan Carroll
Lichfields
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2017/1867/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

8 Prince Albert Road
London
NW1 7SR

Proposal: Variation of condition 3 of planning permission approved on 26/07/2016 under ref: 2016/2700/P for the erection of single storey side extension with roof terrace above and installation of new window and door to side elevation; namely, the removal of the roof terrace and new window/door to the side elevation from the proposal and alterations to rear landscaping and side steps.

Drawing Nos: 001 rev P00, 002 rev P01, 003 rev P00, 004 rev P00, 021 rev P00, 022 rev P00, 023 rev P00, 101 rev P04, 102 rev P05, 103 rev P02, 104 rev P00, 121 rev P00, 122 rev P02, 123 rev P02, 130 rev P02, 140 rev P01, 201 rev P01, 202 rev P02, 203 rev P02, 204 rev P01, 221 rev P01, 222 rev P01, 223 rev P02, 400 rev P00, 000 rev P00, 401 rev P00, 402 rev P00, 403 rev P00, 404 rev P00, 405 rev P00, 140 rev P00, 406 rev P00, 407 rev P00, 10876 rev 5 sheets 1 - 7, Design and Access Statement revision 01 dated 31/03/2017, Arboricultural Impact Assessment Report & Outline Method Statement ref NLP/8PAR/AIM/01a and Heritage Impact Assessment dated 15 March 2017.

The Council has considered your application and decided to grant permission subject to the following conditions and reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission (ref: 2016/2700/P) approved



on 26/07/2016.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Emerging Local Plan.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/2700/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 001 rev P00, 002 rev P01, 003 rev P00, 004 rev P00, 021 rev P00, 022 rev P00, 023 rev P00, 101 rev P04, 102 rev P05, 103 rev P02, 104 rev P00, 121 rev P00, 122 rev P02, 123 rev P02, 130 rev P02, 140 rev P01, 201 rev P01, 202 rev P02, 203 rev P02, 204 rev P01, 221 rev P01, 222 rev P01, 223 rev P02, 400 rev P00, 000 rev P00, 401 rev P00, 402 rev P00, 403 rev P00, 404 rev P00, 405 rev P00, 140 rev P00, 406 rev P00, 407 rev P00, 10876 rev 5 sheets 1 - 7.

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Impact Assessment & Method Statement hereby approved. Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the Emerging Local Plan.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, and conditions as attached to the previous planning permission.

This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation). Please note that condition 4 (details of roof terrace planter) is no longer required due to the terrace being removed from the proposals as part of this application.

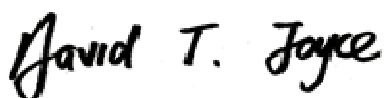
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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