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Regeneration and Planning
Supporting Communities
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Sirs,

11th July 2017

Garden Flat 103 Gloucester Avenue London NW1 8LB

Ref: New application following expiry of 2012/4942 Planning Decision

Please note that this is a new application following expiry of an earlier successful decision (2012/4942), attached, to add a single story rear infill side extension that expired on the 3 December 2015.

We are pleased to confirm that this scheme, similarly is a low impact modest side extension that allows this garden flat to be modernised as well as cleverly converts a one bedroom flat into a two bedroom flat that complies with National Housing Standards (2015).

If you have any queries or require additional information please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'AF', is written over a horizontal line.

Adrian Friend

BArch (1st Class Hons) DipArch (UCL distinction) Post-Dip (UCL) PGCERT SEDA
Research Supervisor RIBA Chartered Practice

Mr Adrian Friend
Friend and Company Architects
167 The Brunswick Centre
London
WC1N 1AN

Application Ref: **2012/4942/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

3 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
103a Gloucester Avenue
London NW1 8LB

Proposal:
Erection of single storey rear infill extension with green roof, replacement of door at front elevation and replacement of window with door to rear elevation at lower ground floor level to flat (Class C3).

Drawing Nos: Site Location Plan, 000, 001, 002, 003, 101A, 102A, 103B, 104A, 105A, 106 and Lindum Sedum Plus Mat specification.

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 policy 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:
Site Location Plan, 000, 001, 002, 003, 101A, 102A, 103B, 104A, 105A, 106 and Lindum Sedum Plus Mat specification.

Reason:

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

- 4 The green roof shall be fully provided in accordance with the approved details prior to first occupation and retained and maintained thereafter.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 Managing the impact of growth and development and CS14 Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 - Securing high quality design, DP25 - Conserving Camden's heritage and DP26 - Managing the impact of development on occupiers and neighbours . For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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