

Mr Jamie Shaw
Shaw Architecture Ltd
4 Pembroke Place
London
W8 6ET

Application Ref: **2017/1517/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

11 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
37 Bartholomew Road
London
NW5 2AH

Proposal:

Erection of detached outbuilding to rear garden of ground floor flat (Class C3).
Drawing Nos: A100A, EX 101A, EX 201A, A101 B, A102 B, A201 B, A 202 B

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: A100A, EX 101A, EX 201A, A101 B, A102 B, A201 B, A 202 B

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

- 3 Prior to the first occupation of the outbuilding, a plan showing details of the green roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies A3, D1 and D2 of the adopted Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, of the proposed timber cladding 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the adopted Camden Local Plan 2017.

- 5 The outbuilding hereby permitted shall be used solely for purposes incidental to the use of the main dwelling, No. 37A Bartholomew Road, and shall not be used for any other purposes, including as a separate residential or business unit.

Reason: To ensure that the future occupation of the building does not adversely affect the amenities of the immediate area, such as by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies A1 and T2 of the adopted Camden Local Plan 2017.

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

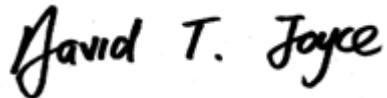
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any 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
Director of Regeneration and Planning