

Tori MacCabe

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Application Ref: **2017/2555/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

24 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
123 Broadhurst Gardens
London
NW6 3BJ

Proposal:
Variation of condition 3 (approved plans) of planning permission 2016/4041/P dated 06/01/2017 (for Conversion of the building from 2 x self-contained flats into a single family dwelling, erection of two storey rear extension, following the demolition of the existing between the lower and ground floor, a new first floor roof terrace, new dormer to the rear at roof level and new hard & soft landscaping arrangement to the front and rear elevation), namely, to allow alteration to the rear party wall along the flank elevation and installation of new casement windows at rear first floor level.

Drawing Nos:

Superseded: D-01 REVA, D-03, D-05, D-06, D-09, P_01 REVA, P_03 REVA, P_04, P_05 REVA, P_06REVA and P_09REVA.

Proposed: D-01 REVB, D-03 REVA, D-05 REVA, D-06 REVA, D-09 REVA, P_01 REVB, P_03 REVB, P_04 REV4, P_05 REVB, P_06REVB and P_09REVB.

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 the original planning permission ref 2016/4041/P dated 06/01/2017

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: D-01 REVB, D-03 REVA, D-05 REVA, D-06 REVA, D-09 REVA, P_01 REVB, P_03 REVB, P_04 REV4, P_05 REVB, P_06REVB and P_09REVB.

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

- 4 The hereby approved rooflight to the western roof slope shall be obscured glazed, fixed shut and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle storage area for 2 cycles, as approved on 3.5.17 ref 2017/1630/P subsequent to condition 5 of planning permission 2016/4041/P dated 06/01/2017, shall be provided in its entirety prior to the first occupation of residential dwelling and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear party wall to the flank elevation would be replaced; there is no material difference between the existing and proposed wall in terms of its size, scale and design. Moreover, the proposed work to the side elevation is considered to be minor in nature and acceptable in this context. The changes to the first floor windows are considered acceptable in design and appearance and would be

similar in glazing pattern to the existing windows. The proposed windows would be an enhancement over the existing UPVC windows and the proposed hardwood material would complement the appearance of the host building and neighbouring properties.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

There would be no impact in regards to loss of privacy or outlook. It is not considered that the side parapet wall would contribute to the loss of daylight/sunlight or outlook, due to no change being proposed in the height or positioning of the rear boundary wall with the neighbouring property.

The full impact of the proposed development has already been assessed in relation to other aspects of the scheme by virtue of planning permission 2016/4041/P dated 06/01/2017.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017, policies in the London Plan 2016, and relevant paragraphs of the National Policy Framework.

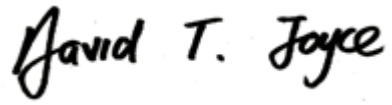
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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