

Mr Theofanis Anastasiadis
Scenario Architecture
10a Branch Place London N1 5PH
UK

Application Ref: **2017/3248/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
24 Waverley Cottage
Merton Rise
London
NW3 3EN

Proposal: Variation of condition 3 (approved plans) of planning permission 2016/1211/P granted 03/05/2016 (for the conversion from 2 flats to single house dwelling, erection of single storey glazed side extension, addition of two rooflights and rear first floor window) namely to alter the roof pitch, include a thicker frame and reduced glazing width to the side extension.

Drawing Nos: A1.03_PR_RevB, A3.01_PR_RevB, A1.02_PR_RevB, A2.01_PR_RevB, A2.03_PR_RevB, A4.01_PR_RevB and A4.04_PR_RevB.

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 03/05/2019.

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:

Design and Access Statement, A1.04, A1.05, A1.01_EX, A1.02_EX, A1.03_EX, A2.01_EX, A2.02_EX, A2.03_EX, A3.01_EX, A3.02_EX, A3.03_EX, A4.01_EX, A4.02_EX, A1.01_PR, A1.01_PR, A1.02_PR_RevB, A1.03_PR_RevB, A2.01_PR_RevB, A2.02_PR, A2.03_PR_RevB, A3.01_PR_RevB, A3.02_PR, A3.03_PR, A4.01_PR_RevB, A4.02_PR, A4.03_PR, A4.04_PR_RevB, A4.05_PR, A4.06_PR and A5.01_PR.

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

- 3 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 Camden Local Plan 2017.

- 4 The proposed side elevation rooflights shall be obscure glazed and fixed shut and maintained in in perpetuity.

Reason: To safeguard neighbours amenity in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed changes to the approved scheme namely to include a thicker frame to the extension, thicker glazing and to amend the roof pitch are considered to be acceptable in the context of the approved scheme and shall not be harmful to the host building or the character and appearance of the conservation area. The changes are considered minor in nature and acceptable overall. They would result in a high quality development that would preserve the character and appearance of the conservation area.

The revised changes to the approved scheme are not considered to result in any additional impact on neighbours beyond the approved scheme in terms of daylight, outlook and privacy.

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

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

- 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

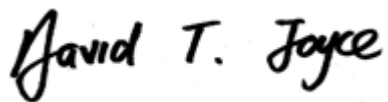
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning