

Mr Muhammad A Bhatti  
91-93 Baker Street  
London  
W1U 6QQ

Application Ref: **2017/1966/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**145 A Sylvan Court Abbey Road  
LONDON  
NW6 4SP**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2016/0644/P dated 13/06/2016 for: Erection of an additional storey at roof level associated with the new 1 x 2Bed self-contained flat with roof terrace to the side elevation, the installation of Photovoltaic panels and lift overrun and other improvements including new insulated cladding and fenestration alterations at all elevations, namely alterations to the fenestration of the proposed roof extension.

Drawing Nos: Superseded: 962-OD2, 962-OD6 P2, 962-OD7 P2

Proposed: 962-OD2 P3, 962-OD6 P3 and 962-OD7 P3

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 2016/0644/P dated 13/06/2016.

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 and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies; and policies D1 and D2 of the Camden Local Plan Submission Draft.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/0644/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: 962-X01, 962-X02, 962-X03, 962-X04, 962-OD1, 962-OD2 P3, 962-OD3, 962-OD6 P3, 962-OD7 P3, 962-OD8, 962-OD9, 962-OD10, 962-OD11, Design and Access Statements Part 1 and 2 from Living Architects dated 29th January 2016 and Daylight/Sunlight report.

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water); and policies CC1 and CC3 of the Camden Local Plan Submission Draft.

- 5 The development shall be carried out in full accordance with the detailed drawings and samples approved in connection with 2017/0426/P on 08/05/2017 and all approved samples shall be retained on site during the course of the works.

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; and policies D1 and D2 of the Camden Local

Informative(s):

1 Reasons for granting permission:

The approved scheme comprised the erection of roof extension to the four-storey building. It is proposed to re-align the windows of the roof extension to the front and side elevation to match the fenestration detail with the windows below to the side and front elevations. Due to the internal configuration of the roof extension, the single pane window to the front elevation would be re-aligned to be in a central position to match the window below. In regards to the side elevation windows, there approved single 2 x single pane windows would be replaced with 1 x single and 1 x double aluminium framed windows to match the fenestration treatment below. The proposed windows would introduce a hierarchy that complements the front and side façade treatment in accordance with CPG1 and policies D1 and D2 of the Local Plan.

Due to its location, the proposal would not have a detrimental impact with the amenity of any adjoining residential occupiers in terms of light, outlook or privacy. Therefore the proposal accord with CP6 and A1 of the London Plan 2016.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies G1, A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 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 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £4910 (98.2sqm x £50) for the Mayor's CIL and £49,100 (£98.2sqm x £500) (Zone B) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

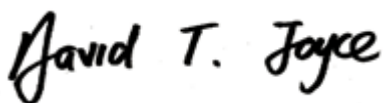
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

