

Mr Bruno Paolucci  
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43 Ufton Road  
London  
N1 4HE

Application Ref: **2017/3579/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Maisemore Mansions**  
**37 Canfield Gardens**  
**LONDON NW6 3JN**

Proposal: Installation of new soil and vent pipe to be located on the side elevation.

Drawing Nos: EX\_GA\_140\_30, EX\_140\_07, EX\_140\_01, EX\_GA\_140\_32,  
EX\_GA\_140\_31, PP\_140\_07, SP\_140\_01, SP\_140\_02, Confirmation of materials email  
by Bruno dated 18/7/17.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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:

EX\_GA\_140\_30, EX\_140\_07, EX\_140\_01, EX\_GA\_140\_32, EX\_GA\_140\_31, PP\_140\_07, SP\_140\_01, SP\_140\_02, Confirmation of materials email by Bruno dated 18/7/17.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed pipe would be centrally located on the north east side elevation of this 4 storey property adjacent to the existing rainwater downpipe. The views of this part of the building would only be glimpsed from the gap between the application building and No.35 Canfield Gardens. By virtue of the choice of materials (black metal) to match the existing pipes, the simple and uncomplicated design of the pipework would not otherwise alter the existing appearance.

The building at No.35 has the exact pipework approved under planning permission ref: 2015/5964/P.

Therefore it is considered that such proposal would preserve the character and appearance of this host property and the surrounding conservation area.

The pipework would not result in any loss of daylight or sunlight to neighbouring properties and would be considered acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

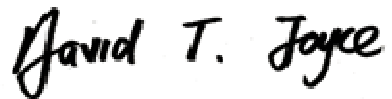
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

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