

Mr Dimitris Argyros  
Haptic Architects  
77 White Lion Street  
London  
N1 9PF

Application Ref: **2017/3253/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

17 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Ardwick Road**  
**London**  
**NW2 2BX**

Proposal:

Various external alterations to property (Class C3) including enlarging 2nd floor front windows; installation of no.2 additional dormer window to rear and rooflight to main roof; relocation of bin store; replacement front boundary wall; creation of new gates/access and associated re-landscaping (part retrospective)

Drawing Nos: (Prefix HA-233-20-): 001, 010, 020, 030, 040, 050, 110 rev A, 120 rev A, 510 rev A, 520; Covering letter dated 05/06/17

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 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 D1 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:

(Prefix HA-233-20-): 001, 010, 020, 030, 040, 050, 110 rev A, 120 rev A, 510 rev A, 520; Covering letter dated 05/06/17

Reason:

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

- 4 Prior to the occupation of the second floor flat, the glazing to the additional West facing side dormer window at second floor shall be obscured glazed and fixed shut as annotated on approved drawing HA-223-P-20-110 rev A. The obscure glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan and elevation drawings, including materials details of the new front gate at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved 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 D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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,

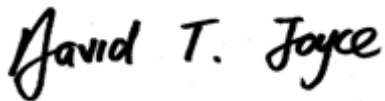
- access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control 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 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



David Joyce  
Director of Regeneration and Planning