

Mr Daniel Harris
Cross Harris Architects
26 Mortimer Street
London
W1W 7RB

Application Ref: **2017/3131/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

22 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 St Mark's Crescent
London
NW1 7TU

Proposal: Erection of single storey rear extension at lower ground floor level, erection of conservatory at upper ground floor level and formation of associated terrace and rear staircase, installation of double glazed timber sash windows and associated works to front and rear of dwelling house

Drawing Nos: 260: PL01 (OS Extract); PL02; PL03; PL04; PL05; PL06A; PL07; PL08A; PL09A; PL10; PL11; PL12; PL13; PL14; PL15A; PL16; PL17A; PL18A; PL19.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 260: PL01 (OS Extract); PL02; PL03; PL04; PL05; PL06A; PL07; PL08A; PL09A; PL10; PL11; PL12; PL13; PL14; PL15A; PL16; PL17A; PL18A; PL19.

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 London Borough of Camden Local Plan 2017.

- 4 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) Details including sections at 1:10 of all replacement windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Details including sections of the new lower ground floor level entrance door at a scale of 1:10

c) Details including elevations, sections and material samples of the upper ground floor conservatory

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

- 5 Prior to the first use of the roof terrace hereby approved, details of privacy screens to prevent unacceptable overlooking into the neighbouring property, No. 19 St. Mark's Crescent, shall be submitted to and agreed in writing with the Local Planning Authority and the development shall then accord with the approved details. The screens shall be retained in perpetuity.

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.

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).

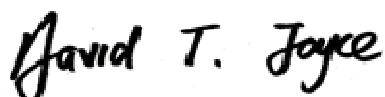
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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