

Planning Potential  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2017/2223/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

31 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Boscastle Road**  
**LONDON**  
**NW5 1EE**

Proposal:

Erection of mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations

Drawing Nos: 17000-OS-000; 17000-OS-001; 17000-P-00 ; 17000-P-010 17000-P-011; 17000-P-012; 17000-P-013; 17000-E-020; 17000-E-021; 17000-E-022; 17000-E-023; 17000-S-030; 17000-P-100; 17000-P-101; 17000-P-102; 17000-P-103 (Rev P3); 17000-P-104; 17000-P-105; 17000-E-200; 17000-E-201; 17000-E-202; 17000-E-203 (Rev P3); 17000-S-300; Original Photo of 1 Boscastle Road; Design & Access Statement; Planning & Heritage Statement (prepared by Planning Potential, dated 19 April 2017)

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17000-OS-000; 17000-OS-001; 17000-P-00 ; 17000-P-010 17000-P-011; 17000-P-012; 17000-P-013; 17000-E-020; 17000-E-021; 17000-E-022; 17000-E-023; 17000-S-030; 17000-P-100; 17000-P-101; 17000-P-102; 17000-P-103 (Rev P3); 17000-P-104; 17000-P-105; 17000-E-200; 17000-E-201; 17000-E-202; 17000-E-203 (Rev P3); 17000-S-300; Original Photo of 1 Boscastle Road; Design & Access Statement; Planning & Heritage Statement (prepared by Planning Potential, dated 19 April 2017)

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

- 4 Detailed drawings of sections and elevations at a scale of 1:10 in relation to the balustrade at roof level shall submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

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.

#### Informative(s):

- 1 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).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

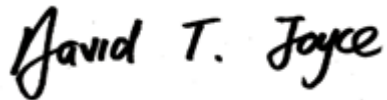
No. 020 7974 4444 or on the website  
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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