

Mrs Noa Ram Susel  
Noa Ram Susel Limited  
84 Fitzjohns Avenue  
Flat 1  
London  
NW3 6NP

Application Ref: **2017/3281/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

4 September 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**12 Platt's Lane  
London  
NW3 7NR**

Proposal:

Erection of a wooden climbing structure for children in the rear garden of residential property (Class C3) (Retrospective).

Drawing Nos: Site location plan; M-100; M-101; M-102; M-104; M-105; Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 and D2 of the



London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; M-100; M-101; M-102; M-104; M-105; Design and Access Statement.

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

- 3 The high levels of the wooden structure hereby permitted shall not be used as a roof terrace/balcony at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of Camden Local Plan 2017.

- 4 The use of the wooden structure hereby approved shall remain for purposes incidental to the residential use of no. 12 Platt's Lane only and shall at no point be used as a separate independent unit (Use Class C3).

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes resulting in sub-standard accommodation, in accordance with policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

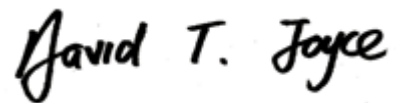
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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