

Mr Andrew Kiffin
Truekiffin & Co
1006 Harrow Road
NW10 5NS

Application Ref: **2017/4341/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

18 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41a Ferncroft Avenue
London
NW3 7PE

Proposal:

External alterations to existing two storey dwelling including reconfiguration of front roof light and installation of timber gate to side of the site.

Drawing Nos: S'x'01, S'01, S'x'02, S'02, E'x'01, E'01, E'x'02, E'02, P'01, P'x'02, P'01, P'02,
Design and Access Statement dated 27/7/17.

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 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 S'x'01, S'01, S'x'02, S'02, E'x'01, E'01, E'x'02, E'02, P'01, P'x'02, P'01, P'02, Design and Access Statement dated 27/7/17.

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

Informative(s):

- 1 Reasons for granting permission.

The reconfiguration of the front window to accommodate the proposed sloping roof light and installation of a glass canopy above the ground floor entrance door are considered to represent minor alterations that would not have a significant impact on the appearance of the host dwelling. Similarly, the installation of a side access gate in the eastern boundary wall would not have a significant impact on the character and appearance of the host dwelling or surrounding conservation area and is considered acceptable.

The size, scale and location of the proposed alterations would not result in a loss of light or outlook to neighbouring residents and would not lead to increased overlooking at the site.

One objection was received following statutory consultation and duly taken into account prior to making this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 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.

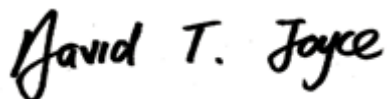
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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