

Craig More  
MORE design Ltd  
2 Lambton Mews  
London  
N19 3DR

Application Ref: **2017/3457/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

31 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Hargrave Place**  
**London**  
**N7 0BP**

Proposal:  
Erection of single storey first floor extension to include green roofing and walls, erection of retractable glass roof and associated alterations to single storey rear live/work unit  
Drawing Nos: 059.00; 059.001 (OS Extract); 059.008; 059.010; 059.011; 059.020; 059.021; 059.030; 059.110; 059.111-A; 059.120; 059.121-A; 059.130-B.

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: 059.00; 059.001 (OS Extract); 059.008; 059.010; 059.011; 059.020; 059.021; 059.030; 059.110; 059.111; 059.120; 059.121; 059.130.

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan including including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The proposed bedroom window and front panel of the glazed box upon the eastern elevation shall be obscurely glazed and fixed shut and shall be retained as such.

Reason: To safeguard the amenity of adjoining residential occupiers in respect to overlooking and privacy in accordance with the requirements of policy A1 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

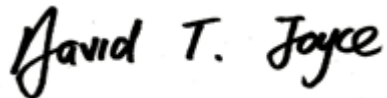
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS  
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden  
website or seek prior approval under Section 61 of the Act if you anticipate any  
difficulty in carrying out construction other than within the hours 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