

Mr Richard Keep
Richard Keep Architects
114-118 Parkway
London
NW1 7AN

Application Ref: **2017/4021/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

31 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Laurier Road
London
NW5 1SJ

Proposal:

Erection of 2nd floor roof extension with 2 inset roof terraces at front and side and a roof terrace at rear; erection of two 1st floor extensions at rear; re-landscaping of front garden; creation of a second entrance door for the 1st floor flat and associated entrance canopy; replacement of all uPVC windows with Crittal metal windows.

Drawing Nos: LP01 rev P1, 1100 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1110 rev P1, 1111 rev P1, 1112 rev P1, 1113 rev P1, 1114 rev P1, 1115 rev P1, 1120 rev P1, 1121 rev P1, 1122 rev P1, 1201 rev P1, 1202 rev P3, 1203 rev P3, 1204 rev P3, 1210 rev P3, 1211 rev P3, 1212 rev P4, 1213 rev P3, 1214 rev P4, 1215 rev P4, 1220 rev P3, 1221 rev P3, 1222 rev P4, Design and Access Statement rev B dated September 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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: LP01 rev P1, 1100 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1110 rev P1, 1111 rev P1, 1112 rev P1, 1113 rev P1, 1114 rev P1, 1115 rev P1, 1120 rev P1, 1121 rev P1, 1122 rev P1, 1201 rev P1, 1202 rev P3, 1203 rev P3, 1204 rev P3, 1210 rev P3, 1211 rev P3, 1212 rev P4, 1213 rev P3, 1214 rev P4, 1215 rev P4, 1220 rev P3, 1221 rev P3, 1222 rev P4, Design and Access Statement rev B dated September 2017.

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

- 4 Prior to the first use of the 2nd floor rear/side roof terrace, full details of the proposed planter and soft landscaping shall be submitted to and approved in writing by the local planning authority. The landscaping works shall be carried out in accordance with the approved details and permanently retained and maintained as such. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that the development achieves a high quality of landscaping in accordance with the requirements of D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the occupation of the upper floor flat, the rear rooflight louvres hereby approved shall be fitted and permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 6 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 roof cladding to show window reveal and

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b) Manufacturer's specification and installation details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 7 Prior to occupation of the upper floor flat, all alterations and improvements to the ground and first floor elevations shall be carried out in their entirety in accordance with the drawings hereby 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 London Borough of Camden Local Plan 2017.

Informative(s):

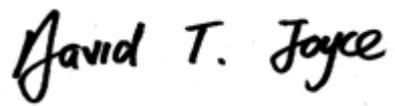
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning