

West Architecture Ltd  
3 Greenland Place  
London  
NW1 0AP  
United Kingdom

Application Ref: **2017/4442/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 Provost Road**  
**LONDON**  
**NW3 4ST**

Proposal:  
Reinstate a door in the position of an existing modern window on the side elevation and erection of small lightweight timber sheds/stores in front and rear gardens.  
Drawing Nos: 74.101, 74.101.1, 74.102, 74.102.1, 74.103, 72.104, 74/105, 74.111, 74.112, 74.113, 74.121.  
74.301, 74.301.1, 74.302, 74.302.1, 74.303, 72.304\_D, 74.305, 74.311, 74.312, 74.321, 74.313, 72.957.  
83PVR-07r1, 83PVR-06.  
External paint colour images.

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 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:  
74.101, 74.101.1, 74.102, 74.102.1, 74.103, 72.104, 74/105, 74.111, 74.112, 74.113, 74.121.  
74.301, 74.301.1, 74.302, 74.302.1, 74.303, 72.304\_D, 74.305, 74.311, 74.312, 74.321, 74.313, 72.957.  
83PVR-07r1, 83PVR-06.  
External paint colour images.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The reinstatement of a door in the position of an existing modern window on the side elevation is considered acceptable as this opening is a later alteration and not a historic aperture or of historic fabric. There are no objections to the regrade and new finish to side steps. The Bike Shed Company bike stores appear to very high quality and provided the store sits well behind the hedge out of sight there is not considered to be any discernible harm. The bin store similarly appears high quality. There are no objections to these two containers providing they are hidden out of sight behind the hedge/wall. There is no objection to the erection of small lightweight timber sheds/stores in front and rear gardens as they are temporary and reversible additions.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

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

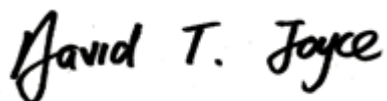
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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