

Mr Jon Ackroyd
Ackroyd Lowrie Ltd.
The Old Vyner Street Gallery
23 Vyner Street
E2 9DG

Application Ref: **2017/3869/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

22 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
72 Maresfield Gardens
London
NW3 5TD

Proposal:

Replacement roof (following removal of existing roof) with front and rear dormers and 5 x rooflights; single storey front porch infill extension; two storey side infill extension; various external alterations including infilling of parking space and formation of front lightwell, alterations to fenestrations, landscaping alterations and new front boundary treatment

Drawing Nos: 0158-GA-006_Rev.P, 0158-GA-007_Rev.C, 0158-GA-009_Rev.P, 0158-GA-010_Rev.P, 0158-GA-011_Rev.P, 0158-GA-012_Rev.P, 0158-GA-013_Rev.P, 0158-GA-030_Rev.P, 0158-GA-031_Rev.P, 0158-GA-032_Rev.P, 0158-GA-033_Rev.P, 0158-GA-035_Rev.P, 0158-GA-051_Rev.P, 0158-GA-052_Rev.P, 0158-GA-099_Rev.P, 0158-GA-100_Rev.C, 0158-GA-101_Rev.C, 0158-GA-102_Rev.C, 0158-GA-103_Rev.C, 0158-GA-300_Rev.C, 0158-GA-301_Rev.C, 0158-GA-302_Rev.C, 0158-GA-303_Rev.C, 0158-GA-304_Rev.C, 0158-GA-306_Rev.C, & 0158-GA-307_Rev.C

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: 0158-GA-006_Rev.P, 0158-GA-007_Rev.C, 0158-GA-009_Rev.P, 0158-GA-010_Rev.P, 0158-GA-011_Rev.P, 0158-GA-012_Rev.P, 0158-GA-013_Rev.P, 0158-GA-030_Rev.P, 0158-GA-031_Rev.P, 0158-GA-032_Rev.P, 0158-GA-033_Rev.P, 0158-GA-035_Rev.P, 0158-GA-051_Rev.P, 0158-GA-052_Rev.P, 0158-GA-099_Rev.P, 0158-GA-100_Rev.C, 0158-GA-101_Rev.C, 0158-GA-102_Rev.C, 0158-GA-103_Rev.C, 0158-GA-300_Rev.C, 0158-GA-301_Rev.C, 0158-GA-302_Rev.C, 0158-GA-303_Rev.C, 0158-GA-304_Rev.C, 0158-GA-306_Rev.C, & 0158-GA-307_Rev.C.

Reason:

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

- 4 The proposed window in the south (side) elevation shall be obscure glazed and non-opening in perpetuity.

Reason: To protect the residential amenities of surrounding residents in accordance with policy A1 of the Local Plan (2017).

- 5 The proposed first floor window in the north (side) elevation shall be obscure glazed and non-opening to an internal height of 1.7m in perpetuity.

Reason: To protect the residential amenities of surrounding residents in accordance with policy A1 of the 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

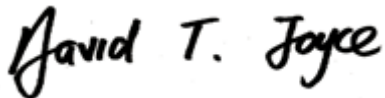
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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