

Mr Almas Bavcic
AD Design Concepts
25 Grampian Gardens
London
NW2 1JH

Application Ref: **2017/4350/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

22 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
41 Arlington Road
London
NW1 7ES

Proposal:

Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.

Drawing Nos: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan numbered 9, Landscape masterplan and section numbered 9, letter from M.Y. Trees dated 19 July 2017, Heritage statement dated July 2017, Design & Access Statement dated July 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 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: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan, and Landscape masterplan and section.

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

- 4 The use of the first floor conservatory shall not commence until the obscure glazing, as shown on the approved drawings, has been installed. The glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The planting of 3 x replacement fruit trees shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or 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: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, 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,

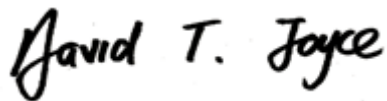
- Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning