

Mr Vollmer-Koenig
STUDIO VK Limited
1 Thane Villas
Regent Studios,
Studio 215
London
N7 7PH

Application Ref: **2017/5644/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

13B

St Thomas's Gardens

LONDON

NW5 4EX

Proposal: Front glazed addition to existing roof extension and associated alterations to party wall (Class C3)

Drawing Nos: Site location plan; 200-01; 130-(01, 02); 120-01; 300-01 Rev 01; 360-01 Rev 01; 360-02; Design and Access Statement dated 09.10.2017.

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 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: Site location plan; 200-01; 130-(01, 02); 120-01; 300-01 Rev 01; 360-01 Rev 01; 360-02; Design and Access Statement dated 09.10.2017.

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

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.
- 3 Reasons for granting permission.

The proposal to extend the existing roof extension forward over a section of the existing terrace area is considered acceptable. The proposal reflects established design and roof form within surrounding area. The frontage of the existing roof extension will be brought forward in line with adjacent property at No. 12 whilst the party boundary wall with No. 14 St Thomas's Gardens would be increased in height with material made of matching brickwork. The roof of the extension would be glazed and the bi-folding doors would be made of timber and aluminium. Due to the levels changes along the street, the enlarged roof extension would remain visually recessive in the streetscene.

Given a terrace already exist; the proposal raises no new amenity issues. The proposed extension would not result in any loss of light, outlook or privacy.

No comments have been received following a process of public consultation. The site's planning history was taken into account when coming to this decision.

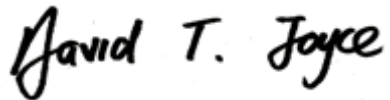
The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and accords with the London Plan 2016 and National Planning Policy Framework 2012.

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