

Ms Kate Matthews
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF
United Kingdom

Application Ref: **2017/6277/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

22 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A and Flat B
9 Dartmouth Park Avenue
LONDON
NW5 1JL

Proposal:

Conversion of two flats at lower ground and ground, first floor levels to one maisonette (Class C3), single storey rear extension at lower ground floor level with terrace and steps to garden, bricking up of two windows on side elevation, alterations to rear ground floor fenestrations and replacement of ground floor balcony, installation of new safety railings to pathway entrance.

Drawing Nos: 9DPA/010, 9DPA/011, 9DPA/012, 9DPA/015, 9DPA/016, 9DPA/017, 9DPA/018.

9DPA/100, 9DPA/101, 9DPA/102, 9DPA/104, 9DPA/105B, 9DPA/106B, 9DPA/107B, 9DPA/108.

Planning, Heritage, Design and Access Statement prepared by Firstplan dated November 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:
9DPA/010, 9DPA/011, 9DPA/012, 9DPA/015, 9DPA/016, 9DPA/017, 9DPA/018.
9DPA/100, 9DPA/101, 9DPA/102, 9DPA/104, 9DPA/105B, 9DPA/106B,
9DPA/107B, 9DPA/108.

Planning, Heritage, Design and Access Statement prepared by Firstplan dated November 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will

be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

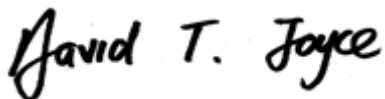
- 4 Policy H3 states that the Council resist the net loss of two or more units from individual or cumulative proposals, therefore the Council will seek to resist the loss of further flats in this building through subsequent planning applications.

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



David Joyce
Director of Regeneration and Planning