

Mr Stephen Evans
62 St Albans Road
London
NW5 1RH

Application Ref: **2017/5064/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

22 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 St Alban's Road
London
NW5 1RH

Proposal:
Erection of an outbuilding in rear garden, for use incidental to the use of the host dwellinghouse (retrospective).

Drawing Nos: Location Plan (unnumbered), Site Plan (unnumbered), Elevation Plan (unnumbered) and Floorplan (unnumbered)

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 shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), Site Plan (unnumbered), Elevation Plan (unnumbered) and Floorplan (unnumbered).

Reason:

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



- 2 Within 3 months of the date of this consent, the 2no. rear facing windows shall be made obscure glazed and non opening; the windows shall remain as such in perpetuity.

Reason:

In order to prevent unreasonable overlooking of no.60 St Alban's Road in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 3 The outbuilding hereby approved shall remain ancillary to the use of the main property (62 St Albans Road, NW5 1RH) and shall not be used as separate residential accommodation, business space or similar non-ancillary use.

Reason:

In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

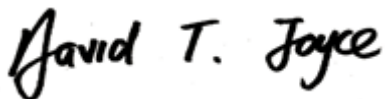
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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