

Rupert Evelegh
Evelegh Designs
38 Northwood Road London N6 5TP

Application Ref: **2017/6053/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
5 Elm Terrace
London
NW3 2LL

Proposal:

Variation of Condition 2 (approved plans) of planning permission reference 2015/2980/P dated 20/08/2015 (Change of use of single family dwelling house at No. 3 Constantine Road to 4 bedroom maisonette flat at first and second floor level and dentist surgery at ground floor level including extension to the rear in association with No. 3 Constantine Road and replacement of shopfront to No. 5 Elm Terrace) namely to install an access ramp and handrail to the front entrance area of the site.

Drawing Nos: Superseded: SK068-4 A

Plans for approval: GA 08 A

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 the original permission, reference 2015/2980/P dated 20/08/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans L(2)02 C, L(2)03 C, L(2)04 D, GA 08 A, L(52)01 B, L(2)09 C, L(2)05 C, L(2)01 G, L(1)08 B, L(1)05 B, L(1)04 B, L(1)03 B, L(1)02 B, L(1)01 E, L(00)00.

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

- 3 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Manufacturer's specification details of all replacement windows (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed amendment includes the installation of an access ramp and metal handrail to the front entrance area of the site. The proposed ramp would have a minimum width of 1.2m, a 1:12 gradient and would span the gap (approx. 200mm) between the ground floor level of the host building and the pavement to the front of the site. The proposal also includes the retention of the recessed entrance to the upper floors of the site.

The proposal is considered to represent a minor alteration in the context of the substantive permission and would allow the building to be used safely and easily

by all. Furthermore, the size and design of the proposal would not have a significant impact on the appearance of the host building or the character of the surrounding conservation area.

The Council's Access Officer has reviewed the details of the ramp and handrail and has confirmed that they are satisfactory.

The proposed access ramp and handrail would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy nor would it harm pedestrian or vehicular safety in the area.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, C6 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

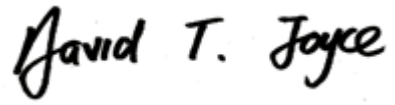
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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

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