

Mr Lancelot de Freitas  
Aspect Property Services Limited  
11 Ickenham Road  
Ruislip  
HA4 7BT

Application Ref: **2017/6950/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

12 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**38 Crediton Hill**  
**London**  
**NW6 1HR**

Proposal:

Replacement patio in rear curtilage

Drawing Nos: Location Plan (unnumbered), 3\_Rev.A & 4\_Rev.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 this permission.

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: Location Plan (unnumbered), 3\_Rev.A & 4\_Rev.A.

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.

Proposed is the formation of a patio area to the rear of the property, infilling the area to the side of the existing rear outrigger and projection. The patio would have with a width of 4.9m, depth of 6.5m and would be raised 350mm from natural ground level at the highest point. The patio would be impermeable, however it would be bordered by a permeable cobble infill.

Whilst the property is within the West End Green Conservation Area, given the minor scale of the addition, coupled with its rear siting, it is considered to preserve the historic interest of the conservation area, and would not result in harm to the character, appearance or historic interest of the property or surrounding area.

Given the height of the boundary treatment to no.36, the proposal would not result in any undue harm to privacy, and views towards no.40 would be blocked by the existing rear outrigger and addition at the host property. As such the proposal is considered to be acceptable in amenity terms.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

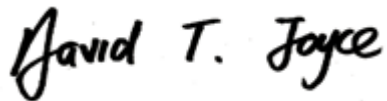
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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