

Application ref: 2018/0181/P
Contact: Lisa McCann
Tel: 020 7974
Date: 14 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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CL4 Ltd
96 Esmond Road Chiswick
London
W4 1JF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
23 Gascony Avenue
London
NW6 4NB

Proposal:

Erection of rear dormer window, replacement of second floor window with juliet balcony to rear elevation and installation of 2 no. rooflights to flat
Drawing Nos: PC_GASCONY_01_002

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:

PC_GASCONY_01_002

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

Informative(s):

- 1 Reasons for granting permission:

Revised plans have been submitted to reduce the scale of the proposed rear dormer. It would now measure 2.8m wide x 1.9m high and be set in 0.6m from the original eaves of the subject property. The proposed rear dormer extension would appear as a subordinate addition to the rear roof slope. The application form states that the dormer would be constructed using slate materials to match the existing roof. It is considered that the dormer extension would preserve the appearance of the host dwelling and surrounding area.

The installation of two roof lights to the front roof slope of the property and replacement of the second floor rear window with a Juliet balcony is considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

The size and siting of the proposed development would not cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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

- 2 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).
- 3 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

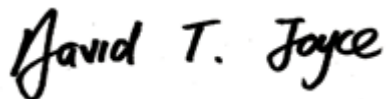
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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