

Application ref: 2017/7092/P
Contact: Matthias Gentet
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Date: 30 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Tekton DPW Architects
12 Station Road
Hanwell
W7 3JE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
85 Gloucester Avenue
LONDON
NW1 8LB

Proposal:

Erection of a two-storey lower and ground floor infill rear extension with rooflight, conversion of front vaults into wc/utility room, raising of the garden level and addition of metal access staircase to front lightwell, all in connection with single dwelling (Class C3).

Drawing Nos: Design and Access Statement revB (revised 19/04/2018); [17/438/E] 01, 02, 03, 04, 05; 17/438/LP 01; [17/438/P1] 01revC, 02 revC, 03 revC, 04 revC, 05 revC.

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: Design and Access Statement (revised); [17/438/E] 01, 02, 03, 04, 05; 17/438/LP 01; [17/438/P1] 01revC, 02 revC, 03 revC, 04 revC, 05 revC.

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 use of the lower ground floor of the property shall remain ancillary to the use of the main dwelling house and shall not be used as a separate dwelling house. Planning permission would be required should the lower ground floor be used as a separate dwelling house.

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 T. Joyce

David Joyce
Director of Regeneration and Planning