

Application ref: 2018/2077/P
Contact: Sofie Fieldsend
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Date: 13 June 2018

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
11 Perceval Avenue
London
NW3 4PY

Proposal:
Variation of condition 3 (development in accordance with plans) of planning permission ref 2017/6175/P dated 18/12/2017 (for Erection of a single storey rear extension and alterations to fenestration on rear and side elevation plus replacement of existing garage/garden room), namely to allow insertion of 1 rooflight on garage.
Drawing Nos: 17104-3-001 rev.A, 17104-3-140 Rev.F

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 planning permission ref 2017/6175/P dated 18/12/2017

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, Condition 3 of planning ref. 2017/6175/P dated 18/12/2017 shall be replaced with the following conditions:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

17104-3-001 rev.A, 17104-3-002 rev.A, 17104-3-010 rev.A, 17104-3-011 rev.A, 17104-3-012 rev.A, 17104-3-013 rev.A, 17104-3-020 rev.A, 17104-3-030 rev.A, 17104-3-031 rev.A, 17104-3-032 rev.A, 17104-3-033 rev.A, 17104-3-040 rev.A, 17104-3-102 rev.C, 17104-3-110 rev.C, 17104-3-111 rev.C, 17104-3-112 rev.C, 17104-3-113 rev.C, 17104-3-120 rev.C, 17104-3-130 rev.C, 17104-3-131 rev.C, 17104-3-132 rev.C, 17104-3-133 rev.C, 17104-3-140 rev.F and Arboricultural Impact Assessment (dated 19/10/17).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 20/10/2017 by R. Howorth & co Ltd ref. drg. tree plan. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of 11 Perceval Avenue and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policies A1, A4 and T2 of the

Informative(s):

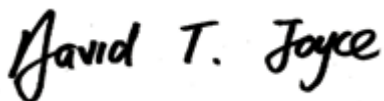
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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