

Application ref: 2018/2213/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 9 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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camden.gov.uk
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Mrs Ags Irwin
Ground floor flat
51 Dynham Road
London
NW6 2NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
51 Dynham Road
London
NW6 2NT

Proposal: External alterations to existing rear extension including new glazed timber framed double doors and the infilling of a side window.

Drawing Nos: 147-P-001 A, 147-P-002 A, 147-P-003 A, 147-P-004 A, 147-P-005 A, 147-P-006 A, 147-P-007 A, 147-P-008 A, 147-P-009 A, 147-P-010 A, 147-P-011 A, 147-P-012 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: 147-P-001 A, 147-P-002 A, 147-P-003 A, 147-P-004 A, 147-P-005 A, 147-P-006 A, 147-P-007 A, 147-P-008 A, 147-P-009 A, 147-P-010 A, 147-P-011 A, 147-P-012 A

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is the ground floor flat at 51 Dynham Road which is not listed and is not in a conservation area.

The application proposes alterations to the existing rear extension including new glazed timber framed double doors to the rear and the infilling of a side window. These alterations would harmonise with the design of the existing building and would not harm the character of the area. The alterations would not result in any material harm to neighbouring amenity.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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

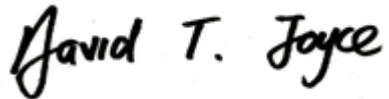
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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