

Application ref: 2018/1721/P
Contact: Alyce Keen
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Date: 10 August 2018

Development Management
Regeneration and Planning
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Mr Conan Hales
12 Barrington Court
Lamble Street
London
NW5 4AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Barrington Court
Lamble Street
London
NW5 4AT

Proposal:
Replacement of existing side extension with enlarged side extension and erection of a new brick boundary wall to replace the existing timber fence (retrospective).

Drawing Nos: D3_0001; D3_0002; D2_0001; D2_0002. Design Intent Statement.

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: D3_0001; D3_0002; D2_0001; D2_0002. Design Intent Statement.

Reason:

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

- 3 The development hereby approved shall only be used for purposes incidental to the residential use of 12 Barrington Court and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The previous side extension was demolished and replaced with a new side extension. Whilst the proposed extension would have a larger footprint than the previous extension, its overall size, height and scale is not considered to have a significant impact on the appearance of the host dwelling.

A new brick side boundary wall was also constructed to replace the previous timber fence. The new brick boundary wall is considered to be of an appropriate height and the use of stock brick would ensure it remained in keeping with a number of existing boundary walls in the surrounding area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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

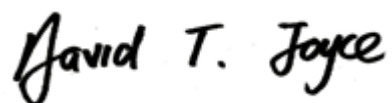
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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