

Application ref: 2018/2170/P
Contact: John Diver
Tel: 020 7974 6368
Date: 14 August 2018

Development Management
Regeneration and Planning
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Guard Tillman Pollock Architects
161 Whitfield Street
London
W1T 5ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
20 East Heath Road
London
NW3 1AJ

Proposal: Roof alterations to top floor flat (C3) including addition of new brick side gable and side dormer window, installation of no.4 rooflights and alterations to existing side dormer to reprovide terrace to the rear. Alterations to all elevations at 2nd and 3rd floor level including the replacement / installation of windows, French doors and railings.

Drawing Nos: (Prefix: 4282.01) LP01, 01, 02, 03, 05, 06, 08, 09, 10, 11. (Prefix: 4282.03) 01, 02B, 03B, 05B, 06, 08B, 09A, 10A, 11B. Design and access statement (dated 09/05/18)

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: (Prefix: 4282.01) LP01, 01, 02, 03, 05, 06, 08, 09, 10, 11. (Prefix: 4282.03) 01, 02B, 03B, 05B, 06, 08B, 09A, 10A, 11B. Design and access statement (dated 09/05/18).

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details including sections at 1:10 of all windows (including jambs, head and cill), and external doors;

b) Typical elevations at 1:10 of the brick enrichment detailing around windows, gable slots and along gable entablature;

c) Sample panel of the facing brickwork to the proposed Western gable, demonstrating the proposed brick choice, colour, texture, face-bond and pointing for facing brick shall be provided on site;

d) Manufacturer's specification details of proposed roof tiles and samples of those materials (to be provided on site);

e) Manufacturer's specification details of the facing material to the replacement side dormer to the Western roof slope (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site); and

f) Manufacturer's specification details of the 'conservation style' proposed rooflights.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

Informative(s):

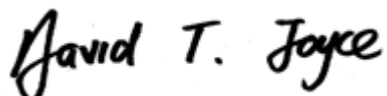
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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