

Application ref: 2018/3046/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 13 September 2018

Development Management
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Design Team
342 Clapham Road
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SW9 9AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
27 Bartholomew Road
London
NW5 2AH

Proposal: Variation of condition 3 (approved plans) of planning permission 2015/3664/P dated 24/08/2017 (for the erection of a single storey full width ground floor extension to the rear elevation); namely the installation of a new window and alteration to the rear fenestration, new window and door to the flank (west) elevation, lowering of the floor levels by 300mm and hard landscaping works to the rear.

Drawing Nos: Superseded: PP 00, PP 01, PP 02, PP 03, PP 04, PP 05, PP 06, PP 07 and PP 08.

Proposed drawings: SPP - 00, SPP - 01, SPP - 02, SPP - 03, SPP - 07, SPP - 08, SPP - 09, SPP - 10, SPP - 11 and Structural Statement commissioned by CR Design Services.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 2015/3664/P dated 24/08/2015.

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 For the purposes of this decision, condition no.3 of planning permission 2015/3664/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- SPP - 00, SPP - 01, SPP - 02, SPP - 03, SPP - 07, SPP - 08, SPP - 09, SPP - 10, SPP - 11 and Structural Statement commissioned by CR Design Services.

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

Informative(s):

- 1 The revisions involves the lowering of the floor level of the proposed extension by approximately 300mm, which would not be so significant that a basement impact assessment is required.

The alterations to the fenestration to the rear and side elevations are considered acceptable in design terms. The existing window to the flank (west) elevation would be replaced with a new door and a new window is proposed at ground floor level. The design and material would continue to be appropriate and sympathetic to this building and conservation area. The alterations would not introduce any significant amenity concerns relating to neighbouring privacy.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

The full impact of the proposed development has already been assessed by the previous permission 2015/3664/P dated 24.08.2015. No other aspects of this scheme, in terms of the height and depth have materially changed. Thus, the permission will be subject to the same conditions as before varied where appropriate to reflect the amended scheme.

As such, the proposed development is in general accordance with policies A1, D1, D2 of the Camden Local Plan 2017 and policy D3 (design principles) of the Kentish Town NDP. 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).

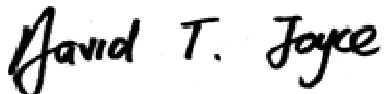
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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