

Application ref: 2018/2890/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 25 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Freehaus  
Studio 4F/H,  
436 Leroy House,  
London  
N1 3QP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**32 Savernake Road**  
**London**  
**NW3 2JP**

Proposal:

Erection of a single storey wraparound extension to the rear elevation at ground floor level a single storey rear extension on the outrigger at second floor, extension of existing rear dormer, installation of roof lights and alteration to the fenestration to the front and rear elevation all associated with the use as residential dwelling.

Drawing Nos: 117- 0100 REVB, 117 - 0599 REVB, 117 - 0600 REVB, 117 - 0601 REVB, 117 - 0602 REVB, 117 - 0603 REVB, 117 - 0604 REVB, 117 - 1104, 117 - 1111, 117 - 1200, 117 - 1201, 117- 3100 REVB, 117 - 3599 REVB, 117 - 3600 REVB, 117 - 3601 REVB, 117 - 3602 REVB, 117 - 3603 REVB, 117 - 3604 REVE, 117 - 4111 REVA, 117 - 4104, 117 - 4200 REVB, 117 - 4201 REVC and Design and Access Statement dated 22.06.2018.

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: 117- 0100 REVB, 117 - 0599 REVB, 117 - 0600 REVB, 117 - 0601 REVB, 117 - 0602 REVB, 117 - 0603 REVB, 117 - 0604 REVB, 117 - 1104, 117 - 1111, 117 - 1200, 117 - 1201, 117- 3100 REVB, 117 - 3599 REVB, 117 - 3600 REVB, 117 - 3601 REVB, 117 - 3602 REVB, 117 - 3603 REVB, 117 - 3604 REVE, 117 - 4111 REVA, 117 - 4104, 117 - 4200 REVB, 117 - 4201 REVC and Design and Access Statement dated 22.06.2018.

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

- 4 Prior to the end of the next available planting season, replacement of the two trees shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The ground floor side extension shall not be occupied until the obscured glazing as shown on the 117-4201 REVC has been installed. The obscured glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

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

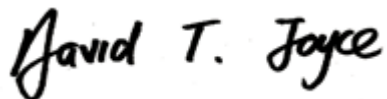
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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