

Application ref: 2018/2852/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 17 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Thames Design and Build
Ditton Garages
Southville Road
Thames Ditton
KT7 0UL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
139 Fellows Road
London
NW3 3JJ

Proposal:

Erection of single storey rear extension; alterations to existing balustrade to upper ground floor rear roof terrace; erection of new front bin store.

Drawing Nos: 1374-P-10-A; 1374-P-15-A; 1374-P-30-C; 1374-P-31-B; 1374-P-32-B; 1374-P-33-A; 1374-P-34-A; 1374-P-35-A; 1374-P-36-A; 1374-P-37-A; 1374-P-40-C; 1374-P-41-C; 1374-P-42-B Rev. C; 1374-P-43-C; 1374-P-44-C; 1374-P-45-C; 1374-P-46-C; 1374-P-47-C; 1374-P-48-A; Heritage Statement (prepared by Thames Design & Build, received 29/08/2018).

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 policies 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 1374-P-10-A; 1374-P-15-A; 1374-P-30-C; 1374-P-31-B; 1374-P-32-B; 1374-P-33-A; 1374-P-34-A; 1374-P-35-A; 1374-P-36-A; 1374-P-37-A; 1374-P-40-C; 1374-P-41-C; 1374-P-42-B Rev. C; 1374-P-43-C; 1374-P-44-C; 1374-P-45-C; 1374-P-46-C; 1374-P-47-C; 1374-P-48-A; Heritage Statement (prepared by Thames Design & Build, received 29/08/2018).

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

- 4 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace, balcony or similar amenity area.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the London Borough of Camden Local Plan 2018.

Informative(s):

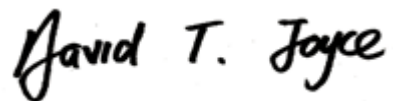
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning