

Application ref: 2018/2969/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 31 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Burwell Deakins Architects
Unit 0.01
California Building
Deals Gateway
London
SE13 7SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with patio and pergola to the rear, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door, all to dwelling (Class C3).

Drawing Nos: 785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A;
785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A;
785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A;
785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C;
785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A;
785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C;
785_PL_157 Rev C; Design and Access Statement dated 22nd June 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:

785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018.

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) Manufacturer's specification details of all facing materials and sample of the proposed corten.

b) Details including sections at 1:10 of the proposed railings, and sample of the proposed brick for the boundary wall.

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.

- 5 Notwithstanding the approved drawings, full details of hard and soft landscaping to front and rear gardens shall be submitted to and approved by the local planning authority in writing before the relevant part of the work. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

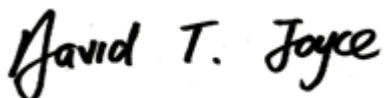
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



David Joyce
Director of Regeneration and Planning