

Application ref: 2018/3991/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 21 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook
Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
CV37 9NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Bolton Road
London
NW8 0RJ

Proposal:

Erection of a mansard roof extension with rear dormer and terrace
Drawing Nos: 1391-BA-100; 1391-BA-101; 1391-BA-102 (Rev B); 1391-BA-103; 1391-BA-104 (Rev B); 1391-BA-106; 1391-BA-107; 1391-BA-108 (Rev D); 1391-BA-109 (Rev D); Design statement, prepared by Donald Shearer Architects (dated 16th August 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: 1391-BA-100; 1391-BA-101; 1391-BA-102 (Rev B); 1391-BA-103; 1391-BA-104 (Rev B); 1391-BA-106; 1391-BA-107; 1391-BA-108 (Rev D); 1391-BA-109 (Rev D); Design statement, prepared by Donald Shearer Architects (dated 16th August 2018)

Reason:

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

- 4 The 1.7 metre high privacy screen (as shown on drawing no.1391-BA-109 (Rev D)) hereby approved shall be installed prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning