

Application ref: 2018/4734/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 14 January 2019

Development Management
Regeneration and Planning
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Martins Camisuli Architects
Unit 1
2a Oakford Road
London NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
12 Caversham Road
London
NW5 2DU

Proposal:

Variation to condition 3 (development in accordance with approved drawings) of planning permission ref 2018/1750/P dated 09/07/2018 (for External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area), namely to alter external staircase design.

Drawing Nos: MC/180(02)_03 Rev D, MC/180(02)_05 Rev E, MC/180(02)_07 Rev G

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 09/07/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, MC/180(01)_01 Rev A, MC/180(01)_02 Rev B, MC/180(01)_03, MC/180(01)_04, MC/180(01)_05 Rev B, MC/180(01)_06, MC/180(01)_07, MC/180(02)_01 Rev D, MC/180(02)_02 Rev C, MC/180(02)_03 Rev D, MC/180(02)_04 Rev C, MC/180(02)_05 Rev E, MC/180(02)_06 Rev C, MC/180(02)_07 Rev G

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission-

The application seeks changes to the approved design of the external stairs on the proposed lower ground floor rear extension. The amended design is minor and would not result in a change to the overall design, form, size, scale or siting of the extension. The changes do not significantly change the approved scheme and will not harm the character and appearance of the host building or surrounding conservation area.

There would be no additional impact on adjoining neighbour amenities.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and 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).

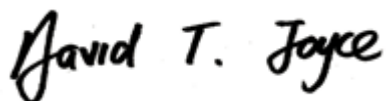
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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