

Application ref: 2018/4766/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 12 February 2019

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

The D*Haus Company Limited
Unit 13, Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
79 Gloucester Avenue
London
NW1 8LB

Proposal:

Increase in roof height of existing ground floor rear addition including application of render to external walls and insertion of high level frosted glazing (retrospective).

Drawing Nos: Location and Block Plan (unnumbered), 79GA_EX_000, 79GA_EX_001, 79GA_EX_002, 79GA_EX_003, 79GA_EX_004, 79GA_EX_005, 79GA_PL_000_Rev.A, 79GA_PL_001_Rev.A, 79GA_PL_002_Rev.A, 79GA_PL_003_Rev.A, 79GA_PL_004_Rev.A, & 79GA_PL_005_Rev.A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location and Block Plan (unnumbered), 79GA_EX_000, 79GA_EX_001, 79GA_EX_002, 79GA_EX_003, 79GA_EX_004, 79GA_EX_005, 79GA_PL_000_Rev.A, 79GA_PL_001_Rev.A, 79GA_PL_002_Rev.A, 79GA_PL_003_Rev.A, 79GA_PL_004_Rev.A, & 79GA_PL_005_Rev.A.

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

- 3 The high level windows of the development hereby approved shall be made obscure glazed prior to the first occupation of the development and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 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