

Application ref: 2017/6500/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 13 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Construct 360 Ltd
221 Kenton Road
Harrow
London
HA3 0HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

28 Harley Road LONDON NW3 3BN

Proposal: Proposed Alterations to Existing First Floor Rear Bay Roof Detail and Alterations to Fascia to Include Dentil Details

Drawing Nos: HR28 3002 (pre-exist ele), 3010 (parapet detail), 3007 (as built rear ele), 3008 (propo rear ele), 3006 (location), site plan

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 six months 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

HR28 3002 (pre-exist ele), 3010 (parapet detail), 3007 (as built rear ele), 3008 (propo rear ele), 3006 (location), site plan

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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

You are advised that the works hereby approved should be completed in their entirety not later than the end of six months from the date of this decision, failing which the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

2 Reasons for granting permission [Delegated]

The applicant wishes to correct unauthorised works to the house, including the removal of the dentil course on the façade and the omission of a parapet on the rear bay.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there was one consultation response. This alleged several unauthorised alterations. However, in the absence of exact details of the pre-existing condition, it is not considered expedient to proceed beyond the scope of the current application. The principal harms - the dentil course and the parapets - are considered to be adequately remediated by the proposal. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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.

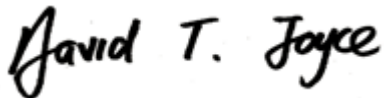
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning