

Application ref: 2019/0890/P  
Contact: Thomas Sild  
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Date: 17 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Richard Jackson Ltd  
874 The crescent  
Colchester  
CO4 9YQ  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**2 Tanza Road**  
**London**  
**NW3 2UB**

Proposal: Reconstruction of 2-storey bay window including construction of new foundations and replacement of front gate

Drawing Nos: 52859/B/01, 52859/B/02, 52859/B/03, 52859/B/04

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 Before the relevant part of the work is begun, details in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details and supporting sample photographs of

the proposed facing brick;

b) Details including a section, plan and elevation at 1:10 of the proposed replacement front gate;

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

- 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 52859/B/01, 52859/B/02, 52859/B/03, 52859/B/04

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement bay would replicate the appearance of the existing structure, including the reinstatement of timber sash windows. As such the development would preserve the building's architectural style and the special character of the surrounding South Hill Park Conservation Area. To further ensure the appearance of the building is preserved a planning condition will be attached requiring details of the proposed facing brick and front gate for approval by the local planning authority. The proposed foundations are not considered to create subterranean development of a scale that would require the provision of a Basement Impact Assessment.

There would be no amenity impact to neighbouring occupants given the nature of development which would rebuild an existing structure with the same scale and massing.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. 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.

The proposal is in general accordance with policies A1, D1 and D2 of the

Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2017 and National Planning Policy Framework 2019.

- 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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer