

Application ref: 2019/1010/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 19 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
18 England's Lane
London
NW3 4TG

Proposal: Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation.

Drawing Nos: 1715-E01-00_Rev.P1, 1715-P02-00_Rev.P2, 1715-E02-00_Rev.P1, 1715-P03-00_Rev.P3, 1715-E03-00_Rev.P1, 1715-P04-00_Rev.P3, 1715-E04-00_Rev.P1, 1715-P02-01_Rev.P3, 1715-E02-01_Rev.P1 & 1715-P03-01_Rev.P3

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 policies 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: 1715-E01-00_Rev.P1, 1715-P02-00_Rev.P2, 1715-E02-00_Rev.P1, 1715-P03-00_Rev.P3, 1715-E03-00_Rev.P1, 1715-P04-00_Rev.P3, 1715-E04-00_Rev.P1, 1715-P02-01_Rev.P3, 1715-E02-01_Rev.P1 & 1715-P03-01_Rev.P3.

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

- 4 Notwithstanding the details shown on the plans hereby approved, before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (including a slate tile finish to the mansard) (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

- 5 The flat roof of the mansard hereby approved shall be accessed for maintenance and repair works only, and shall not be used as a terrace, balcony, or similar amenity space in perpetuity.

Reason: To safeguard the appearance of the premises, the character of the immediate area, and amenities of neighbouring properties in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details shown on the approved plans, the historic corbel detailing to the front elevation shall be reinstated in its entirety prior to the first occupation of the extension hereby approved.

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.

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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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



Daniel Pope
Chief Planning Officer