

Application ref: 2019/2971/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 2 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Salisbury Jones Planning  
33 Bassein Park Road  
London  
W12 9RW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat Basement And Ground Floor  
30 Upper Park Road  
London  
NW3 2UT**

Proposal:

Erection of two storey side extension.

Drawing Nos: 2030(PLA)001, 2030(PLA)002, 2030(PLA)100, 2030(PLA)101,  
2030(PLA)110\_Rev.A, 2030(PLA)111\_Rev.A, 2030(PLA)112\_Rev.A, 2030(PLA)200,  
2030(PLA)201, 2030(PLA)210\_Rev.A, 2030(PLA)211\_Rev.A, 2030(PLA)300,  
2030(PLA)301, 2030(PLA)310\_Rev.A & 2030(PLA)311\_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 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: 2030(PLA)001, 2030(PLA)002, 2030(PLA)100, 2030(PLA)101, 2030(PLA)110\_Rev.A, 2030(PLA)111\_Rev.A, 2030(PLA)112\_Rev.A, 2030(PLA)200, 2030(PLA)201, 2030(PLA)210\_Rev.A, 2030(PLA)211\_Rev.A, 2030(PLA)300, 2030(PLA)301, 2030(PLA)310\_Rev.A & 2030(PLA)311\_Rev.A.

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

- 4 Prior to the first occupation of the approved extension, the roof light hereby permitted shall be obscure glazed in perpetuity.

Reason: To protect the residential amenities of the occupiers of no.28 Upper Park Road in accordance with policy A1 of the London Borough of Camden Local Plan (2016).

- 5 The extension hereby approved shall remain ancillary to the use of the main property (Flat Basement and Ground Floor, 30 Upper Park Road, NW3 2UT) and shall not be separately leased, sold or used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the 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 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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer