

Application ref: 2020/0188/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 26 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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SHH Architects
1 Vencourt Place
Ravenscourt Park
London W6 9NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Coach House
Hampstead Lane
London
N6 4RU

Proposal: Erection of a first floor side extension with pitched roof above existing ground floor side extension to dwellinghouse.

Drawing Nos: (917) 001_PL01, (917) 002_PL01, (917) 003_PL01, (917) 004_PL01, (917) 005_PL01, (917) 006_PL01, (917) 007_PL01, (917) 008_PL01, (917) 009_PL01, (917) 010_PL01, (917) 011_PL01, (917) 012_PL01, (917) 019_PL01

Townscape Visual Impact Assessment dated September 2019, Planning Statement dated January 2020, Heritage Significance and Impact Assessment dated September 2019, Design and Access Statement 15th January 2020 issue PL01

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
(917) 001_PL01, (917) 002_PL01, (917) 003_PL01, (917) 004_PL01, (917) 005_PL01, (917) 006_PL01, (917) 007_PL01, (917) 008_PL01, (917) 009_PL01, (917) 010_PL01, (917) 011_PL01, (917) 012_PL01, (917) 019_PL01

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

- 3 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) Construction details at 1:10, 1:5 and 1:1 scale where appropriate showing recessed brickwork panels, saw edge brickwork, castellations and junction between the new and historic brickwork;

b) Detailed drawings at 1:10, 1:5 and 1:1 scale where appropriate of new fenestration;

c) Sample panel of brickwork and mortar mix to be photographed adjacent to existing brickwork and submitted to the local authority for approval prior to works being carried out;

d) Samples of all new materials including slates, brick and ridge tiles to be submitted for approval prior to works being carried out.

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.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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