

Application ref: 2020/0717/P
Contact: Josh Lawlor
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Date: 15 April 2020

Development Management
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London Borough of Camden
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Gouldstone Architects
3 Wesleyan Place
London
NW5 1LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

43 Gloucester Avenue
London
NW1 7BA

Proposal:

Variation of condition 3 (approved plans) of planning permission 2017/6605/P dated 12/01/2018 (for Conversion of lower ground and ground floor flat into single unit. Erection of single storey rear extension with roof terrace above. Replacement windows and installation of French doors), namely to allow changes to rear elevation of approved rear extension and other minor fenestration alterations

Drawing Nos: Site Plan, 123-PL2-EX00-00, 123-PL2-EX01-00, 123-PL2-EX02-00, 123-PL2-EX03-00, 123-PL2-EX04-00, 123-PL2-EX05-00, 123-PL2-EX06-00, 123-PL2-GA00-00, 123-PL2-GA00-00-1/50, 123-PL2-GA01-00-1/100, 123-PL2-GA01-00-1/50, 123-PL2-GA02-00-1/100, 123-PL2-GA02-00-1/50, 123-PL2-GA03-00, 123-PL2-GA04-00-1/00, 123-PL2-GA04-00-1/50, 123-PL2-GA05-00, 123-PL2-GA06-00

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 the original planning permission ref 2017/6605/P approved 12/01/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.3 planning permission ref 2017/6605/P approved 12/01/2018 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, 123-PL2-EX00-00, 123-PL2-EX01-00, 123-PL2-EX02-00, 123-PL2-EX03-00, 123-PL2-EX04-00, 123-PL2-EX05-00, 123-PL2-EX06-00, 123-PL2-GA00-00, 123-PL2-GA00-00-1/50, 123-PL2-GA01-00-1/100, 123-PL2-GA01-00-1/50, 123-PL2-GA02-00-1/100, 123-PL2-GA02-00-1/50, 123-PL2-GA03-00, 123-PL2-GA04-00-1/00, 123-PL2-GA04-00-1/50, 123-PL2-GA05-00, 123-PL2-GA06-00

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

Informative(s):

- 1 Reason for granting approval:

The elevation of the approved rear extension and associated French doors would be amended slightly to take account of changes in the site boundary since the original permission. There would be no increase in the scale of the extension. The amendments would also involve a like for like replacement of an existing window at lower ground floor and replacement of a door at lower ground floor. The garden steps would also be refurbished to match no.45 Gloucester Avenue and a damaged rooflight replaced with a conservation style rooflight. The proposed amendments are considered to be of an acceptable design quality and overall result in minor changes to the approved scheme. The proposed alterations are considered to preserve the character and appearance of the host property and the wider Primrose Hill Conservation Area.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the amendments would have no further harmful impact in terms of appearance and neighbouring amenity.

The proposal is considered to preserve the character and appearance of the

conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

- 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer