

Application ref: 2019/5705/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 7 May 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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RUFFArchitects
205 Wardour Street
London
W1F 8ZF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
15 Thurlow Road
London
NW3 5PL

Proposal: Erection of a single storey rear extension, replacement of windows to front and side elevations and associated landscape works to front and rear.

Drawing Nos: Design and Access Statement, RA_19003_A_00_001 Rev P2, RA_19003_A_00_100 Rev P3, RA_19003_A_00_101 Rev P2, RA_19003_A_00_102, Rev P1, RA_19003_A_00_200 Rev P2, RA_19003_A_00_201 Rev P2, RA_19003_A_00_300 Rev P2, RA_19003_A_00_150 Rev P5, RA_19003_A_00_151 Rev P4, RA_19003_A_00_152 Rev P3, RA_19003_A_00_153 Rev P2, RA_19003_A_00_250 Rev P4, RA_19003_A_00_251 Rev P4, RA_19003_A_00_252 Rev P2 and RA_19003_A_00_350 Rev P4

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Design and Access Statement, RA_19003_A_00_001 Rev P2, RA_19003_A_00_100 Rev P3, RA_19003_A_00_101 Rev P2, RA_19003_A_00_102, Rev P1, RA_19003_A_00_200 Rev P2, RA_19003_A_00_201 Rev P2, RA_19003_A_00_300 Rev P2, RA_19003_A_00_150 Rev P5, RA_19003_A_00_151 Rev P4, RA_19003_A_00_152 Rev P3, RA_19003_A_00_153 Rev P2, RA_19003_A_00_250 Rev P4, RA_19003_A_00_251 Rev P4, RA_19003_A_00_252 Rev P2 and RA_19003_A_00_350 Rev P4 (Last received 07/04/2020)

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

- 4 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) Details including sections at 1:10 of all windows and external doors (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site); and

c) Sample panels of all new facing brickwork (for the extension and the bin store brick wall) demonstrating the proposed colour, texture, facebond and pointing shall be provided on site. The sample panels shall be retained on site until the work has been completed.

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 and policy DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 5 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) Landscaping Plan and planting schedule including details of any tree/plant replacements and how the development would contribute to the Biodiversity Corridor J as identified in the Hampstead Neighbourhood Plan; and

b) Manufacturer's specification details of the permeable stone paving in the front and rear garden (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 and policy DH1, DH2, NE3 of the Hampstead Neighbourhood Plan 2018.

Informatives:

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer