

Application ref: 2019/6139/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 1 June 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
www.camden.gov.uk/planning

Lipton Plant Architects
LIPTON PLANT ARCHITECTS
SEATEM HOUSE
39 MORELAND STREET
London
EC1V 8BB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A and Flat C
44 Ferncroft Avenue
London
NW3 7PE

Proposal:

Erection of part single part two storey rear extension and installation of 2 lightwell to the side extension, in connection with the reconfigurations of flats A and C.

Drawing Nos: 30001 Rev A, 30002 Rev B, 30003 RevB, 30004 Rev B, 30005 RevB, 30006 Rev B, 30007 RevB, 30008 Rev B, 30009 RevB, 30010 Rev B, 30011 RevB, 31002 RevC, 31003 RevC, 31004 RevC, 31005 RevC, 32001 RevC, 32002 RevB, 32003 RevC, 32004 RevB, 33001 RevC and 33002 RevC.

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 policy 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 30001 Rev A, 30002 Rev B, 30003 RevB, 30004 Rev B, 30005 RevB, 30006 Rev B, 30007 RevB, 30008 Rev B, 30009 RevB, 30010 Rev B, 30011 RevB, 31002 RevC, 31003 RevC, 31004 RevC, 31005 RevC, 32001 RevC, 32002 RevB, 32003 RevC, 32004 RevB, 33001 RevC and 33002 RevC.

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 (including jambs, head and sill), 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).

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 roofs of the rear extension hereby approved shall not be used as an outdoor amenity area and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 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).

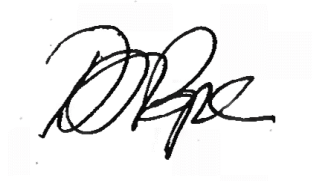
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 The Council is aware that application 2013/5234/P has been partially implemented and can be completed in full subject to the conditions and planning obligations of that consent.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer