

Application ref: 2020/1530/P  
Contact: Ben Farrant  
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Date: 17 July 2020

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nicholas Taylor + Associates  
46 James Street  
London  
W1U 1EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**10 Canfield Gardens  
London  
NW6 3JS**

Proposal:

Erection of front and rear lower ground floor extensions; removal of existing ground floor rear extension and erection of replacement rear extension; replacement of all existing windows with timber framed double glazed units (Use Class C3).

Drawing Nos: Location plan (unnumbered), CAD/CG/AK/17, CAD/CG/AK/18, CAD/CG/AK/19, CAD/CG/AK/20, P1.01\_Rev.I, P1.02\_Rev.F, P1.03\_Rev.B, P1.04\_Rev.E, P2.01.01\_Rev.G, P2.01.02\_Rev.H, P2.02.01\_Rev.H, P2.02.02\_Rev.H, P2.02.03\_Rev.C, P2.03\_Rev.H, P2.04\_Rev.G, P3.01, P3.02, P3.01\_Rev.C & P3.02\_Rev.B.

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: Location plan (unnumbered), CAD/CG/AK/17, CAD/CG/AK/18, CAD/CG/AK/19, CAD/CG/AK/20, P1.01\_Rev.I, P1.02\_Rev.F, P1.03\_Rev.B, P1.04\_Rev.E, P2.01.01\_Rev.G, P2.01.02\_Rev.H, P2.02.01\_Rev.H, P2.02.02\_Rev.H, P2.02.03\_Rev.C, P2.03\_Rev.H, P2.04\_Rev.G, P3.01, P3.02, P3.01\_Rev.C & P3.02\_Rev.B.

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

- 4 Notwithstanding the details shown on the plans hereby approved, prior to the commencement of the relevant part of the development, manufacturer's specification details of all facing materials shall be submitted to the Local Planning Authority for approval and samples of those materials shall 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 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 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment