

Application ref: 2020/1594/P  
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Date: 21 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

YARD Architects  
Suite 79, The Hop Exchange  
24 Southwark Street  
London  
SE1 1TY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Torriano Cottages**  
**London**  
**NW5 2TA**

Proposal: Erection of single storey rear ground floor extension following the demolition of the existing, relocation of the bin store, increase the height of the side boundary fence, installation of a new gate and roof lights all to the flank elevation.

Drawing Nos: EX-01 P1; EX-02 P1; EX-03 P1; EX-04 P1; EX-05 P1; EX-06 P1; EX-07 P1; EX-08 P1; EX-09 P1; EX-10 P1; EX-11 P1; PP-101 REVB; PP-102 REVB; PP-103; PP-104 REVA; PP-105 REVB; PP-106; PP-107 REVA; PP108; PP109 and Design and Access Statement commissioned by Yard Architects dated April 2020.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX-01 P1; EX-02 P1; EX-03 P1; EX-04 P1; EX-05 P1; EX-06 P1; EX-07 P1; EX-08 P1; EX-09 P1; EX-10 P1; EX-11 P1; PP-101 REVB; PP-102 REVB; PP-103; PP-104 REVA; PP-105 REVB; PP-106; PP-107 REVA; PP108; PP109 and Design and Access Statement commissioned by Yard Architects dated April 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, sample of materials or manufacturers' specifications, as appropriate, of all external materials to the rear extension, shall be submitted to and approved in writing by the local planning authority.

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.

#### 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 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 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.

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