

Application ref: 2022/0015/P
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Date: 18 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Stephen Stark
3 Perrins Court
Hampstead
NW3 1QS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**3 Perrin's Court
London
NW3 1QS**

Proposal:

The erection of a roof extension, new refuse/meter store, the installation of new aluminium windows, and a glazed cover to the existing front lightwell to existing single family dwellinghouse.

Drawing Nos: 426/01 (Site Location Plan), 426/01 (Plans as Existing), 426/02 RevA, 426/03, 426/04, 426/05, 426/06A, 426/07, 426/08, 426/09, 426/10, 426/11.

Aluminium windows detailed drawings 'Sections - Projection Cill'

Design and Access Statement.

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

426/01 (Site Location Plan), 426/01 (Plans as Existing), 426/02 RevA, 426/03, 426/04, 426/05, 426/06A, 426/07, 426/08, 426/09, 426/10, 426/11.

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Design and Access Statement.

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 or the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 No work shall commence in respect of the proposed refuse store and railings until such time as details of the external material finish and works of making good the retained railings are submitted to and approved in writing by the local planning authority. Thereafter, the relevant works shall be carried out and maintained in accordance with the details thus approved

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 or the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 The applicant is advised that the window and door changes shown on the drawings for the ground floor (or any other window alteration not related to the development hereby permitted) are 'permitted development' as an alteration to an existing dwellinghouse under Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This is subject to a condition that 'The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse'

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer