

Application ref: 2022/0043/P
Contact: Fast Track TY
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Date: 26 May 2022

Development Management
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RS Architects
31 Kenerne Drive
Barnet
EN5 2NW

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)
Process set out by Class B of Schedule 2 Part 11 Class A of the Town and Country Planning (General Permitted Development) Order 2015
Prior Approval Not Required

Address:
**11 Marlston
Munster Square
London
NW1 3PP**

Proposal:
Erection of single storey rear extension (measuring 4.5m deep, 3.2m high and 2.85m to eaves) to existing dwellinghouse (Class C3).

Drawing Nos:

Drawing Nos: (VBMS-)1002; Existing drawings - (VBMS-)1151, 1153, 1170, 2101, 2102, 3101; Proposed drawings - (VBMS-)1661, 1663, 1671, 2611, 2612, 2621, 3621; Photo sheets - (VBMS-)1104, 1005; Cover Letter from RS Architects (ref. VBMS-7152) dated December 2021.

The Council has considered your application for prior approval for the erection of a rear extension on the site and **it is not required in this instance**.

Informative(s):

- 1 This written notice indicates that the proposed development would comply

with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

- 2 It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
- 3 It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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