

Giulia Acuto
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Application Ref: **2014/5176/P**
Please ask for: **Katrine Dean**
Telephone: 020 7974 **3844**

8 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
70 B Maresfield Gardens London NW3 5TD

Proposal:
Installation of replacement patio door at the side and replacement window at the rear of flatted property.
Drawing Nos: OS Map - MRFGD-L000; Existing - Site plan - MRFGD - L001; Existing - Window Detail - MRFGD - B001; Existing - Patio Door Detail - MRFGD - A001; Existing - Rear elevation - MRFGD - E001; Existing - Side elevation - MRFGD - E002; Existing - Ground floor plan - MRFGD - P001; Existing - Roof plan - MRFGD - P002; Proposed - Window Detail - MRFGD - A101 Rev A; Proposed - Patio Door Detail - MRFGD - B101 Rev A; Proposed Rear Elevation - MRFGD - E101 Rev A; Proposed - Side Elevation - MRFGD - E102 Rev A; Proposed - Ground floor plan - MRFGD - P101 Rev A and MRFGD-L101; and Proposed - Roof plan - MRFGD - P102.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
OS Map - MRF GD-L000; Existing - Site plan - MRF GD - L001; Existing - Window Detail - MRF GD - B001; Existing - Patio Door Detail - MRF GD - A001; Existing - Rear elevation - MRF GD - E001; Existing - Side elevation - MRF GD - E002; Existing - Ground floor plan - MRF GD - P001; Existing - Roof plan - MRF GD - P002; Proposed - Window Detail - MRF GD - A101 Rev A; Proposed - Patio Door Detail - MRF GD - B101 Rev A; Proposed Rear Elevation - MRF GD - E101 Rev A; Proposed - Side Elevation - MRF GD - E102 Rev A; Proposed - Ground floor plan - MRF GD - P101 Rev A and MRF GD-L101; and Proposed - Roof plan - MRF GD - P102.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment