

Development Control
Planning Services
London Borough of Camden
Town Hall
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Hattiet Edgerley Architect,
16 Dartmouth Park Road,
London,
NW5 1SX

Application No: PE9900324/R1
Case File:D11/12/6

20th July 1999

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
26 Croftdown Road, London NW5

Date of Application : 09/07/1999

Proposal :

Change of use from three flats to one single dwelling,
construction of replacement extension at lower ground level
and new single storey garden studio/garage alterations to
front and rear elevations.

As shown on drawing Nos 232.02, 03, 04, 07A, 09A, 10A, 11,
12, 19, 20, 21, 22, 23, 24, 27, 28, 30 as amended in
accordance with letter dated 9th July 1999.

The Council has considered your application and decided to grant
permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the
expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town
and Country Planning Act 1990.

Additional conditions:

- 1 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
on the approved application.

- 2 The development shall be constructed in accordance with the drawings hereby approved.
- 3 All new windows and doors openings shall be set in reveals to match the depth of the original openings.
- 4 The studio/garage hereby approved shall only be used for domestic purposes in association with the main dwelling and shall not form a separate unit of accommodation.
- 5 Any damage repair works to the existing brickwork following the removal of the render on the flank elevation shall be carried out to match the existing in terms of facebond and pointing.
- 6 The new doors to the street on the western elevation fronting Boscastle Road shall be constructed in timber.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2-3 To safeguard the appearance of the premises and the character of the immediate area.
- 4 To avoid inappropriate use of the building.
- 5-6 To safeguard the appearance of the premises and the character of the immediate area.

This application was dealt with by Julie Ward on 020 7278 4444 ext 2641.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU