

HBW Partnership
Cheviot House
70 Baxter Avenue
South End-on Sea
Essex
SS2 6JA

Application Ref: **2003/0954/P**
Please ask for: **Nigel Granger**
Telephone: 020 7974 2248

9th June 2004

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
76 Fairhazel Gardens
London
NW6 3SR

Proposal:

The excavation of front and rear light wells, and the insertion of associated front and rear windows, in conjunction with the partial excavation and conversion of the existing lower ground floor void into a two-bedroom self-contained residential flat, with the installation of a photovoltaic panel to the existing flat roofed area.

Drawing Nos: 2407/001, /002, /003, /004, /005, /006, /007, /008.

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 five 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 Notwithstanding the details shown on the drawings hereby approved, the details of the front light wells and associated means of enclosure shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. This part of the development shall not be carried out otherwise than in accordance with the details thus approved.

To safeguard the appearance of the premises and the character of the immediate area and in order to ensure adequate natural daylight ingress to adjacent living accommodation, in accordance with the requirements of policies EN1, EN13, EN19, EN31 of the London Borough of Camden Unitary Development Plan 2000

- 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 EN1 and EN13 [and EN31 if in a CA] of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council, which relates to the development for which this permission is granted.
- 2 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).
- 3 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 4 You are advised that the details that are submitted pursuant to Condition 2 should demonstrate (i) a black-painted metal railing detailed appropriately to prevailing architectural style of the property and (ii) that the projecting depth of the light well hereby complies with the recommendations of the Council's Supplementary Planning Guidance (SPG), for the ingress of natural daylight into habitable rooms. (See Chapter 2 entitled 'Development' subsection 2.3 'Internal arrangements' 2.3.6

'Basements' and is available on-line at www.camden.gov.uk/planning

5 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN14, EN19, EN23, EN24, EN27, EN31, TR16, HG8, HG15. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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)