

Mr Masoud Parvardin
Archetype Associates
10 Portman Street
London
W1H 6DZ

Application Ref: **2013/0996/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

31 May 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
50 Fellows Road
London
NW3 3LJ

Proposal:

Conversion of studio flat (first floor front) and three bedroom maisonette (first floor rear, second floor and roofspace) to provide 1 x two bed flat (first floor) and 1 x three bed maisonette (second floor and roof space).

Drawing Nos: OS map, Design and Access Statement, Lifetime Homes Statement, Drwg no. 1028-(01)-01 Rev 1, EX.02 Rev B & EX.03 Rev B.

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 approved plans, DRWG NOs. 1028-(01)-01 Rev 1, EX.02 Rev B & EX.03 Rev B.

Reason:

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

- 3 Before the use commences sound insulation shall be provided for part of the building in accordance with a scheme to be first approved by the local planning authority in writing. The sound insulation measures shall be provided between the ceiling of the first floor flat and the floor level of the second floor flat to prevent unnecessary noise nuisance. The sound insulation shall be retained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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.
- 3 Reasons for granting permission.

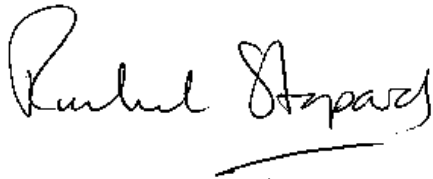
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's

capacity for housing), DP17 (Walking, cycling and public transport), DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.