

Mr Thomas Lynch
AK Design Partnership
111-113 Victoria Road
Romford
RM1 2LX

Application Ref: **2012/4183/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

14 January 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

Councils Own Permission Under Regulation 3 Granted

Address:
**New Campden Court
Holly Bush Vale
London
NW3 6TY**

Proposal:
Replacement of roof covering and installation of safety railings to roof, and replacement of windows and doors on front and rear facades in connection with existing flats (Class C3)
Drawing Nos: 3282/01; 02A; Site Line drawing; Site location plan; specification document prepared by AK Design Partnership (Dated June 2011, Ref: AKDP/TAL/3142/11/11)

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 3282/01; 02A; Site Line drawing; Site location plan.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 Distribution and growth, CS5 Managing the impact of growth and development, CS11 Promoting sustainable and efficient travel, 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 DP16 The transport implications of development, DP24 Securing high quality design , DP25 Conserving Camden's heritage, DP22 Promoting sustainable design and construction. 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.

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