

Uwe Schmidt-Hess
Patalab
Unit 4.3
2-6 Northburgh Street
London
EC1V 0AY

Application Ref: **2012/5622/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

17 December 2012

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:
72 Hampstead High Street
London
NW3 1QP

Proposal:
Erection of a single storey rear sided mansard roof extension with two dormer windows at second floor level; addition of a dormer window on the front roof slope and associated works including fenestration alterations in connection with second and third floor maisonette (Class C3).

Drawing Nos: A0001 Rev 01; A1010; A1011; A1012; A1013; A1014; A1015; A1110 Rev 01; A1111; A1210; A1211; A1212; A1213; A1510; A1511; A1512; A1513; A1514 Rev 01; A1515 Rev 01; A1610 Rev 01; A1611; A1710 Rev 01; A1711 Rev 01; A1712 Rev 01; A1713 Rev 01; A2010 Rev 01; A2011 Rev 01; A2012 Rev 01; A2013 Rev 03; A2014 Rev 05; A2015 Rev 05; A2110 Rev 04; A2111 Rev 01; A2210 Rev 04; A2211 Rev 04; A2212 Rev 01; A2213 Rev 04; A2214 Rev 03, Design and Access Statement by Patalab.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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 A0001 Rev 01; A1010; A1011; A1012; A1013; A1014; A1015; A1110 Rev 01; A1111; A1210; A1211; A1212; A1213; A1510; A1511; A1512; A1513; A1514 Rev 01; A1515 Rev 01; A1610 Rev 01; A1611; A1710 Rev 01; A1711 Rev 01; A1712 Rev 01; A1713 Rev 01; A2010 Rev 01; A2011 Rev 01; A2012 Rev 01; A2013 Rev 03; A2014 Rev 05; A2015 Rev 05; A2110 Rev 04; A2111 Rev 01; A2210 Rev 04; A2211 Rev 04; A2212 Rev 01; A2213 Rev 04; A2214 Rev 03, Design and Access Statement by Patalab.

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.

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 CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), 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 DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) 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.

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