

Mr Rickie Bloom  
Simon Levy Associates  
Link House  
49 Theobald Street  
Borehamwood  
Hertfordshire  
WD6 4RT

Application Ref: **2012/2031/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

13 August 2012

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**

Address:  
**OAK HILL HOUSE  
OAK HILL PARK  
LONDON  
NW3 7LP**

Proposal:  
Installation of timber entrance gates to Oak Hill House (Class C3).

Drawing Nos: 7191/100; 101; 102 rev A; 103 rev A.

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 new timber entrance gates, hereby approved, shall be of a colour that matches as closely as possible that of the existing boundary timber fencing, 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: 7191/100; 101; 102 rev A; 103 rev A.

Reason:

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

- 4 The pedestrian and vehicle gates hereby approved shall open inwards onto the site.

Reason: To ensure that the development does not add to parking pressures in surrounding streets which would be contrary to policy 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 2363).
- 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 CS5 Managing the impact of growth and development; CS6 Providing

quality homes; CS11 Promoting sustainable and efficient travel; CS14 Promoting High Quality Places and Conserving Our Heritage; CS17 Making Camden a Safer Place and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17 Walking, Cycling and Public Transport; DP21 Development Connecting to the Highway Network; DP24 Securing High Quality Design; DP25 Conserving Camden's Heritage; DP26 Managing the impact of development on occupiers and neighbours; DP29 Improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 4 All persons who enjoy access to the lock up garages on the site (either presently or in the future) shall be provided with an access fob key all at times that gate remains in place.

**Disclaimer**

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