

Mr Neil Choudhury  
Neil Choudhury Architects  
170 North Street  
Brighton  
East Sussex  
BN1 1EA

Application Ref: **2012/1658/P**  
Please ask for: **Lauren McMahon**  
Telephone: 020 7974 **6807**

16 July 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

### **Householder Application Granted**

Address:  
**13 Swinton Street**  
**London**  
**WC1X 9NL**

#### **Proposal:**

Erection of a single-storey lower ground floor rear extension with green roof and rooflight, enlargement of existing window opening to the rear first floor, create a new window opening to the rear lower ground floor, rebuild part of the side (east and west) boundary walls, alterations to front steps and railings, new door under front entrance and internal alterations to existing dwelling house (Class C3).

Drawing Nos: [Prefix 415\_] 003 Rev A, 004 Rev A, 005, 006, 007, 100 Rev A, 101 Rev A, 102 Rev A, 103, 104, 202 Rev A, 301, 402, 403 Rev A and 404; and Design and Access Statement including Heritage Statement, prepared by Neil Choudhury Architects and dated March 2012.

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 following approved plans [Prefix 415\_] 100 Rev A, 101 Rev A, 102 Rev A, 103, 104, 202 Rev A, 301, 402, 403 Rev A and 404; and Design and Access Statement including Heritage Statement, prepared by Neil Choudhury Architects and dated March 2012.

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 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 CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards) 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 DP22 (Promoting sustainable design and construction), 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 officers report.

**Disclaimer**

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