

Mr Patrick Gilmartin
Woollacott Gilmartin Architects
48b Netherhall Gardens
Hampstead
London
NW3 5RG

Application Ref: **2011/6437/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

17 April 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 Subject to a Section 106 Legal Agreement

Address:

**48b Netherhall Gardens
Hampstead
London
NW3 5RG**

Proposal:

Amendments to planning permission granted 16/12/10 (2010/1946/P) as amended by planning permission granted 01/06/11 (2011/0583/P) for erection of three storey dwelling house with partial basement, with additions and alterations to include creation of pedestrian entry and re-paving of driveway, following demolition of existing dwelling house (Class C3) namely, enlargement of basement, erection of 1 x dormer window to front elevation and 1 x dormer window to rear elevation, alterations to windows/doors on front, rear and side elevations, terrace at second floor level, roof lights and PV solar panels at roof level.

Drawing Nos:

Site location plan; Site plan; 1:50-000, 1:50-00-1, 1:50-001, 1:50-002, 1:50-003, 1:50-101, 1:50-102, 1:50-103, 1:50-104, 1:50-203, 1:50-204, 1:50-205, 1:50-206, 1:50-207, 1:50-208 all drawings revised 07.02.2012, Drawing showings details A-G revised 07.02.2012; Land Stability Assessment by Geotechnical and Environmental Associates dated 12 December



2011 (ref.J11252); Construction Statement by Woollacott Gilmartin Architects dated 1 February 2012.

Drawing No(s) ; (Prefix P1:50) 000, 00-1 1; 001 1; 002 2, 003 3, 101, 102, 103, 104, 203, 204G, 205H, 206B, 207E, 208J, 1:10-001; All drawings revised 07/02/2012. Land stability assessment by GEA dated 12th Dec 2011 (ref: J11252); Construction Statement by Woollacott Gilmartin Architects dated Feb 1st 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 shall be carried out in accordance with the following approved plans: Site location plan; Site plan; 1:50-000, 1:50-00-1, 1:50-001, 1:50-002, 1:50-003, 1:50-101, 1:50-102, 1:50-103, 1:50-104, 1:50-203, 1:50-204, 1:50-205, 1:50-206, 1:50-207, 1:50-208 all drawings revised 07.02.2012, Drawing showings details A-G revised 07.02.2012; Land Stability Assessment by Geotechnical and Environmental Associates dated 12 December 2011 (ref.J11252); Construction Statement by Woollacott Gilmartin Architects dated 1 February 2012.

Reason:

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

Informative(s):

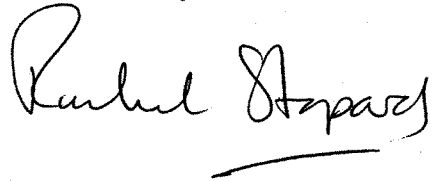
- 1 Reasons for granting permission.

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), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) 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), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded of the need to comply with all of the conditions attached to the original permission granted on 16/12/10 (ref. 2010/1946/P) and the conditions attached to the amendment to this permission granted on 01/06/11 (ref. 2011/0583/P).

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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