

Mr Kevin Ellerbeck  
ELA Design  
69 Northaw Road East  
Cuffley  
Herts  
EN6 4LY

Application Ref: **2012/1427/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

23 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**

Address:  
**56A Grafton Terrace**  
**London**  
**NW5 4HY**

#### **Proposal:**

Retention of a door on the rear elevation at upper ground floor level and retention of a wooden balustrade around flat roof of lower ground floor rear extension with associated screening, in connection with use of the flat roof as a roof terrace at upper ground floor level to existing residential maisonette (Class C3).

Drawing Nos: Site Location Plan (Ref:ELA/9); ELA/1 Rev 01; ELA/2 Rev 01; ELA/3 Rev 01; ELA/6 Rev 01

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Condition(s) and Reason(s):**

- 1 The 1.8 metre high screens hereby approved shall be permanently retained and maintained.



Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:- ELA/1 Rev 01; ELA/2 Rev 01; ELA/3 Rev 01; ELA/6 Rev 01;

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) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24- (Securing high quality design); DP26- 9Managing the impact of development on occupiers and neighbours). For more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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