

Miss Anna Tasou
Tasou Associates
4 Amwell Street
London
EC1R 1UQ
England

Application Ref: **2012/0698/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

5 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

Variation or Removal of Condition(s) Granted

Address:
**8 South Villas
LONDON
NW1 9BS**

Proposal:

Variation of condition 4 (development built in accordance with approved plans) of planning permission ref 2011/5175/P dated 09/12/2011 for the conversion from two existing maisonette into a single dwelling house; Erection of a roof extension and a single storey rear extension at lower ground floor to residential flats (Class C3) for the installation of 1x roof light and alterations to fenestration on front and rear elevations.

Drawing Nos: Site location plan; EX/01; EX/02; EX/03; EX/04; EX/05; PP/01; PP/02; PP/03D; PP/04D; PP/05D;

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 policies 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 flat roof area at top floor level, beyond the terraced area as approved shall not be accessed unless for repair and maintenance.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and preserve the appearance of the host building and wider conservation area in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans PP/01; PP/02; PP/03D; PP/04D; PP/05D;

Reason:

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

Informative(s):

- 1 The proposed development is in general accordance with the policy requirements of 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), CS14 (Promoting high quality places and conserving our heritage); the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2(Making full use of Camden's capacity for housing) DP6 (Lifetime homes and wheelchair homes), DP19 (Managing the impact of parking) 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's report.

- 2 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).

- 3 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.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444