

Mr D Michel
Duncan James Design
33 Camp Road
St. Albans Herts
AL1 5DX UK

Application Ref: **2012/0337/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

23 March 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:
**6 ESTELLE ROAD
LONDON
NW3 2JY**

Proposal:

Retention of excavation works at basement floor level to create additional living accommodation to basement and ground floor residential unit (Class C3).

Drawing Nos: Site Location Plan; P0430/11/J; P0430/12/A; P0430/13/A; S0430/01; S0430/02/A; Basement Impact Assessment dated 24th February 2012 by SLR Consulting Ltd Ref P416-805; Flood Risk Assessment dated January 2012 by Ambiantal Technical Solutions Ltd Ref FRA1622

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: P0430/11/J; P0430/12/A



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 CS5 (Managing the impact of growth and development); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP23 (Water), 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.

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