

William Eshmade
Mr William Eshmade
294 Noak Hill Road
Liandan
SS15 4DE

Application Ref: **2011/5455/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

5 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:
49A Hillfield Road
London
NW6 1QD

Proposal:

Excavation to lower floor level of basement and create front and rear lightwells all in connection with the ground floor residential flat (Class C3). (retrospective)
Drawing Nos: Site Location Plan (1:1250); A3/2520/ 204 - 211

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 (1:1250); A3/2520/ 204 - 211.

Reason:

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



Informative(s):

1 Reasons for granting retrospective permission.

The completed 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), 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 DP16 (The transport implications of development), DP20 (Movement of goods and materials), DP24 (Securing High Quality Design), DP26 (Managing the impact of the development on occupiers and neighbours), 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 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.

4 The applicant is advised that the approved basement floor accommodation is accommodation in association with the existing dwelling. Any subdivision of the property to provide a self-contained unit would require separate planning permission.

5 The applicant is advised that the single storey rear extension has not been built in accordance with the plans approved under application 2007/5702/P and therefore represents a breach in planning control. The matter has been referred to the Planning Enforcement Team for further consideration and you will be contacted by them shortly.

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