

Rosalind Gall
Savills inc. The London Planning
Practice Ltd
Lansdowne House
57 Berkeley Square
London
W1J 6ER

Application Ref: **2011/5737/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

1 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

Variation or Removal of Condition(s) Granted

Address:
59 Netherhall Gardens
London
NW3 5RE

Proposal:

Amendments to planning permission granted 13/08/09 (2008/3343/P) for 'partial demolition, basement excavation, extension including the west wing 5.5m. extended to the rear, to the existing building (comprising 9 flats) to provide 8 residential units (2 x 4-bed, 3 x 3-bed and 3 x 2-bed) together with the repositioning of the existing vehicle access from the highway' as amended on 11/02/11 (2011/0243/P), 08/03/2011 (2011/0706/P), and 29/07/11 (2011/1725/P). Alterations include: internal reconfiguration at lower ground and ground floor levels, creation of access from ground floor Flat 2 to rear garden via bridge over lightwell, addition of mullions to rear facing lower ground floor lightwell windows and rebuilding of top part front gable.

Drawing Nos: Site Location Plan; P_00_G200_002_OP02D; P_B1_G200_001_OP02D;
E_N_G200_002_OP02D; XE_S_JC20_003A; S_FF_G200_002_OP02B;
S_AA_G700_002A.



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

Condition(s) and Reason(s):

- 1 The bricks used to rebuild the front gable should resemble, as closely as possible, in colour and texture those of the original building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; P_00_G200_002_OP02D; P_B1_G200_001_OP02D; E_N_G200_002_OP02D; XE_S_JC20_003A; S_FF_G200_002_OP02B; S_AA_G700_002A.

Reason:

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

Informative(s):

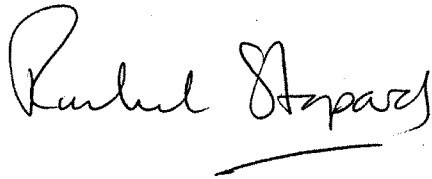
- 1 You are advised that all conditions attached to planning permission 2008/3343/P dated 13/08/2009, which this permission amends, continue to apply.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency 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 Reasons for granting permission. [Delegated]

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 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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

