

Mr Andris Berzins
ArchitectYourHome Camden
4 Dartmouth Park Road
London
NW5 1SY

Application Ref: **2011/5376/P**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

17 January 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 Subject to a Section 106 Legal Agreement

Address:
48 Neal Street
London
WC2H 9PA

Proposal:

Conversion of 1st to 4th floors of existing residential maisonette (Class C3) to 2 x 1 bedroom and 1 x 2 bedroom self contained flats, including replacement of existing single glazed conservatory with double glazed conservatory at rear second floor level and associated alterations to windows and doors.

Drawing Nos: Site location plan; 03, 04 rev A, 05, 06, 06, 07, 08, 09, 10, 11, 12

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 03, 04 rev A, 05, 06, 06, 07, 08, 09, 10, 11 and 12.

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

- 3 The northwestern elevation of the conservatory hereby approved facing no 50 Neal Street shall non-openable and obscure glazed. The obscure glazing shall be retained and maintained as such thereafter.

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.

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 CS1 Distribution of growth, CS5 Managing the impact of growth and development, CS6 Providing quality homes, CS11 Promoting sustainable and efficient travel, 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 DP2 Making full use of Camden's

capacity for housing, DP5 Homes of different sizes, DP6 Lifetime homes and wheelchair housing, DP18 Parking standards and limiting the availability of car parking, DP22 Promoting sustainable design and construction, 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 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