

Mr Alexander McLean
Mr Mark Smith
Romneys House
Holly Bush Hill
London
NW3 6SH

Application Ref: **2011/4851/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

23 December 2011

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

Householder Application Granted

Address:

**Romneys House
Holly Bush Hill
London
NW3 6SH**

Proposal:

Repairs and modifications to the west garden wall fronting Holly Bush Hill; the erection of a new bin store area with associated gates to the southern entrance; and the widening of the northern gate opening and new associated gates and piers in connection with the use a residential dwelling (Class C3).

Drawing Nos: 0000 Rev B, 0106, 0301, 2800, 2801, 2820; Design and Assessment Statement, dated September 2011 and prepared by 6a Architects.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2800, 2801, 2820; and Design and Assessment Statement, dated September 2011 and prepared by 6a Architects.

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

- 4 No development shall commence to the northern vehicular entrance until the existing crossover has been widened and the necessary TMO and associated works have been paid for by the applicant.

Reason: To ensure that necessary associated highway works are in place in order to mitigate any detrimental impact on parking controls, in accordance with Policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP19 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), CS14 (Promoting high quality places and conserving our heritage) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours).

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