

Rodriguezgilmour
Fao. Mr Daniel Rodriguez-Dupont
5-66 Gloucester Gardens
London
W2 6BN

Application Ref: **2011/3621/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

5 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

Full Planning Permission Granted

Address:
**170 Haverstock Hill
London
NW3 2AT**

Proposal:

Erection of single storey rear extension at lower ground floor level with roof terrace and timber balustrade/screen, replacement of existing single storey garage block at side with a two storey side extension at lower ground and ground floor levels, alterations including installation of rooflights, new front gates and wall, erection of front bin store, and alterations to landscaping at front and rear in connection with residential units (Class C3), following demolition of existing garage block.

Drawing Nos: Site Location Plan; A(PL) 001 Rev A; 002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; 008 Rev A; 009 Rev A; 010 Rev A; 011 Rev A; 012 Rev C; 013 Rev C; 014 Rev C; 015 Rev C; 016 Rev C; 017 Rev C; 018 Rev C; 019 Rev C; 020 Rev A; 021 Rev C; brochure showing design of the proposed front gates

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 No development shall take place until full details of hard and soft landscaping to the front and rear gardens have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels and details of sustainable drainage systems for any new hardstanding] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: A(PL)015 Rev C; 016 Rev C; 017 Rev C; 018 Rev C; 019 Rev C; 020 Rev A; 021 Rev C; brochure showing design of the proposed front gates

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

- 5 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained 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 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.
- 4 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); CS14 - (Promoting high quality places and conserving our heritage); CS15 - (Protecting and improving our parks, open spaces and biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP23- (Water); 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 officer's report.

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