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Weston Street
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SE1 3ER

Application Ref: **2011/4103/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

1 November 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:
**109 Arlington Road
London
NW1 7ET**

Proposal:

Erection of single storey rear extension following removal of the existing extension, erection of a new outbuilding, and replacement of window at front lower ground floor level to existing dwellinghouse (Class C3).

Drawing Nos: 10-037 10-001; EX-100; EX-101; EX-300; 301; 302; 303; 304 ;305; 32-000; 32-001 rev A; 32-002 rev A; 32-003 rev A; 32-004 rev A; PL-201 rev A; PL101 rev A; 102 rev A; 103; 007 rev A; 70-001; PL-202 rev A; PL 300; 301; 302; 303; 304; 305.

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

10-037 10-001; EX-100; EX-101; EX-300; 301; 302; 303; 304 ;305; 32-000; 32-001 rev A; 32-002 rev A; 32-003 rev A; 32-004 rev A; PL-201 rev A; PL101 rev A; 102 rev A; 103; 007 rev A; 70-001; PL-202 rev A; PL 300; 301; 302; 303; 304; 305.

Reason:

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

- 3 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework 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, CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity, DP2 - Making full use of Camden's capacity for housing, 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.

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