

Mr Michael Lees
Carytid Architects
20 Kings Avenue
Muswell Mill
London
N10 1PB

Application Ref: **2011/3876/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

11 October 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:

Flat Basement & Ground Floor and Flat 1st & 2nd Floor
21 Kylemore Road
London
NW6 2PS

Proposal:

Extensions and alterations in connection with conversion of existing two maisonettes into single-family dwellinghouse (Class C3); including dropping lower ground floor level to front of house, front infill extension at lower ground floor below entrance path, erection of rear single-storey lower ground floor extension and raising of part of garden level, alterations to windows and doors on rear elevation and extension of balustrading at rear ground floor level.

Drawing Nos: Site Location Plan; Drawing Nos 1112-01; 1112-02; 1112-03 REVA; 1112-11; 1112-12 REVA; 1112-13 REVB; 1112-14 REVA.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:



- 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: 1112-01; 1112-02; 1112-03 REVA; 1112-11; 1112-12 REVA; 1112-13 REVB; 1112-14 REVA.

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 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.

Informatives:

- 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 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.
- 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 and CS6 Providing Quality Homes and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 Securing high quality design 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 officer's report.

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