

Mr Paul Baker
Ambo Architects London
Unit 2 First Floor
17-19 Blackwater Street
London SE22 8SD

Application Ref: **2011/0739/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

19 April 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:

**34 Fairfax Road
London NW6 4HA**

Proposal:

Erection of a two storey side extension above a garage that would be incorporated in with the additional habitable space created, installation of windows within the side extension and to the front at ground floor level of what was formerly the garage and erection of a full width single storey extension to the rear to residential dwelling (Class C3).

Drawing Nos: 438/00A;438/01;438/10B; 438/11b; 438/03; 438/04; 438/05; 438/12B;
438/13B; 438/14B; 438/15b;438/16A

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 (promote high quality places and conserve our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (high quality design) 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:

438/00A;438/01;438/10B; 438/11b; 438/03; 438/04; 438/05; 438/12B; 438/13B; 438/14B; 438/15b;438/16A

Reason:

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

Informative(s):

- 1 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 (make best use of limited land); CS5 (manage impact of growth); CS6 (quality homes); CS13 (higher environmental standards); CS14 (promote high quality places and conserve our heritage); CS15 (protect open spaces and encourage bio-diversity); CS16 (improving Camden's well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (full use of capacity for housing); DP22 (sustainable design); DP24 (high quality design); DP26 (impact 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.

- 2 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).
- 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 Planning and Public Protection

Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

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