

Mrs E Sergiou
Studio 136 Architects Ltd
122 Kenton Road
Kenton
Middlesex
UK
HA3 8AL

Application Ref: **2010/1959/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

9 November 2010

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 Subject to a Section 106 Legal Agreement

Address:
**1 Rondou Road
London
NW2 3HB**

Proposal:

Erection of a single storey rear ground floor extension, installation of two roof lights on front roof slope, two dormer windows on rear roof slope and changes to fenestration on side elevation in connection with conversion of the property into 2 x 1-bedroom flats 1 x 2 bedroom flat and 4 bedsits (Class C3).

Drawing Nos: D_10_1RR_04 rev. K

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 B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Policy DP24 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: D_10_1RR_04 rev. K

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

- 4 The cycle parking shown on the approved plans shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

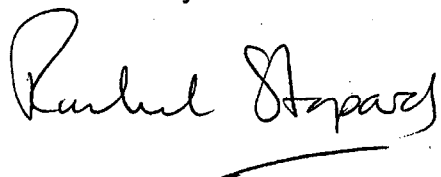
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ

4 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), H1 (New housing), H6 (Protection of houses in multiple occupation), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), T8 (Car free housing and car capped housing) & T9 (Impact of parking) ; the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS6 - Providing quality homes and CS14 - Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP29 - Improving access, DP26 - Managing the impact of development on occupiers and neighbours, DP2 - Making full use of Camden's capacity for housing, DP5 - Homes of different sizes, DP9 - Housing with shared facilities, DP6 - Lifetime homes and wheelchair homes, DP24 - Securing high quality design, DP25 - Conserving Camden's Heritage, DP18 - Parking standards and the availability of car parking and DP19 - Managing the impact of parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.