

Chris Pask
Charlton Brown Architects
The Old Chapel
4A Shepherds Walk
LONDON
NW3 5UE

Application Ref: **2010/4765/P**

Please ask for: **Rob Willis**

Telephone: 020 7974 **6805**

1 November 2010

Dear Sir

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:

25 Bracknell Gardens

London

NW3 7EE

Proposal:

Alterations and extensions including excavation of basement floor and installation of 3 light wells; extensions to the roof, front, side and rear elevations at lower ground, ground, first and second floor levels, alterations to fenestration and installation of rooflights and new dormers at second floor level of existing dwelling house (Class C3).

Drawing Nos: Site Location Plan; 1121/AP/01; 02 Rev C; 03 Rev C; 04 Rev D; 05 Rev B; 06 Rev B; 10 Rev C; 11 Rev C; 12 Rev B; 13 Rev C; 14 Rev D; 20 Rev B; 21 Rev A; 22 Rev B; 23 Rev A; 25; 30 Rev A; 31 Rev A; S 01; 02; 03; 04; 05; 06; 07; 10; 12; 13; 14; 20; 21; 22; 23; Code for Sustainable Homes Dated May 2010; Lifetime Homes Standards Dated May 2010; Tree Catalogue and Protection Plan; Structural Engineers Report Dated May 2010

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: Site Location Plan; AP/01; 02 Rev C; 03 Rev C; 04 Rev D; 05 Rev B; 06 Rev B; 10 Rev C; 11 Rev C; 12 Rev B; 13 Rev C; 14 Rev D; 20 Rev B; 21 Rev A; 22 Rev B; 23 Rev A; 25; 30 Rev A; 31 Rev A; S 01; 02; 03; 04; 05; 06; 07; 10; 12; 13; 14; 20; 21; 22; 23; Code for Sustainable Homes Dated May 2010; Lifetime Homes Standards Dated May 2010; Tree Catalogue and Protection Plan; Structural Engineers Report Dated May 2010.

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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006, policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The two new dormer windows to the north west elevation shall be obscure glazed, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006; 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.

Informatives:

- 1 Reasons for granting permission.

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 SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance from demolition and construction), SD9 (Resources and energy), SD12 (Development and construction waste), B1 (General design principles), B3

(Alterations and extensions) and B7 (Conservation areas); the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS18 (Dealing with our waste and encouraging recycling); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of goods and materials), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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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