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CM2 8UD

Application Ref: **2010/3381/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

11 October 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:  
**1 Rudgwick Terrace, Avenue Road  
London  
NW8 6BR**

Proposal:  
Erection of a single storey side and rear extension to existing dwelling house, replacement of windows to side and rear, relocation of front door, and replacement of garage door to front with window and external louvre (Class C3).

Drawing Nos: Site location plan; 1906-01; 02; 06; 51 Rev B; 52 Rev A; 55 Rev B; Tree Protection Plan; Tree Constraints Plan & AIA; Tree Report Dated July 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 All new brick work should match the brick, bond, and mortar jointing of the existing building, and any new windows should be set behind reveals to match existing, 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; with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy; and with the requirements of policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Works shall not commence on site until the Council's Tree Officer has inspected and approved in writing the implementation of the tree protection measures set out in the approved tree protection plan and methodology.

Reason: To ensure that the Council may be satisfied that the implementation of the development does not have an adverse affect on trees to be retained in order to maintain the character and amenities of the area in accordance with the requirements of policies B1, B7a, N5 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006; with the requirements of policies CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; and with the requirements of policies DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1906-01; 02; 06; 51 Rev B; 52 Rev A; 55 Rev B; Tree Protection Plan; Tree Constraints Plan & AIA; Tree Report Dated July 2010.

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

#### Informatives:

- 1 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 SD6 Amenity for occupiers and neighbours, B1 General Design Principles, B3 Alterations and extensions, B7 Conservation areas, N5 Biodiversity, N8 Ancient woodland and trees; 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, CS15 Protecting and improving our parks and open spaces & encouraging biodiversity; and the London Borough of

Camden Local Development Framework Development Policies, with particular regard to policies DP22 Promoting sustainable design and construction, DP24 Securing high quality design, DP25 Conserving Camden's heritage, 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.

- 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.

### **Disclaimer**

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