

Mr Richard Egan
Millbridge Building Surveying Ltd
22 City Road
London EC1Y 2AJ

Application Ref: **2010/3386/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

11 October 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

Address:

**3 Dartmouth Park Avenue
London
NW5 1JL**

Proposal:

Change of use from two residential dwellings into one and external alterations including the erection of a ground rear ground floor extension, new timber decking and double glazed doors, the replacement of existing windows to the front, side and rear elevations and the installation of a new railings to the front elevation of residential dwelling (Class C3).

Drawing Nos: Site Location Plan; 4401-01; 02; 03; 04; 05; 06a; 07a; 08a; 09a; 10a; 11a; S3a

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 policies B1, B3 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.

- 3 The single storey flat roof to the rear elevation green roof areas, as denoted on the plans hereby approved, shall not be used as roof terrace areas.

Reason: In order to prevent unreasonable overlooking to neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours).

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 4401-01; 02; 03; 04; 05; 06a; 07a; 08a; 09a; 10a; 11a; S3a;

Reason:

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

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 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.
- 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.

4 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 SD4 (Density of Development), SD6 (Amenity for occupiers & neighbours), B1 (General design principles), B3 (Alterations and additions), B7 (Conservation Areas), H3 (Protecting existing housing), and H8 (Mix of units); the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel) 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 DP2 (Making full use of Camden's capacity for housing), DP5 (Housing size mix), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) 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 officers report.

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