

Mr Matthew White
c/- White Adamski Architects
55 Charlotte Road
London
EC2A 3QF

Application Ref: **2010/4361/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

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:
**5 Hillway
London
N6 6QB**

Proposal:
Erection of replacement ground floor rear extension and new rear and side dormer roof extension to single family dwellinghouse (Class C3).

Drawing Nos: Location Plan; 082-1402; _1202; _1201; _1401; _0402; _0202; _0201; _0401; _1200; _0200.

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 development hereby permitted shall be carried out in accordance with the following approved plans Location Plan; 082-1402; _1202; _1201; _1401; _0402; _0202; _0201; _0401; _1200; _0200.

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

- 4 The south facing windows within the single storey rear extension and the side dormer window both facing No. 3 Hillway shall be glazed with obscure glass and have fan-light opening only. The windows shall be retained and maintained as such thereafter.

Reason: To safeguard the amenities of No. 3 Hillway from overlooking in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006, policies CS1 and 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.

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 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 B1(General design principles), B3 (Alterations and

extensions), B7 (Conservation areas), SD6 (Amenity for occupiers and neighbours); 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) 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 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 officer's report.

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