

Mr Ben Cousins
Cousins Wojciechowski Architects
23-25 Eastcastle Street
London
W1W 8DF

Application Ref: **2010/2523/P**
Please ask for: **Anette de Klerk**
Telephone: 020 7974 **5117**

4 August 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

Householder Application Granted

Address:
76 Bartholomew Road
London
NW5 2AL

Proposal:

Erection of a part single part 2 storey rear extension following the demolition of existing closet wings to the rear, replacement of existing rear dormer window with two new dormer windows, replacement of existing front garden boundary wall with railings and gate, and erection of bin/bicycle store in front garden (Class C3).

Drawing Nos: Site Location Plan; 100_001 Rev A; 100_002 Rev A; 100_003 Rev A; 100_004 Rev C; 100_005 Rev C; 100_006 Rev A; 100_007 Rev D; 100_008 Rev C; 100_009 Rev A; 200_001 Rev A; 200_002 Rev A; 200_003 Rev A; 200_004 Rev C; 200_005 Rev C; 300_001 Rev A; 300_002 Rev D; 400_001 Rev C; 400_002 Rev D; 700_001 Rev A.

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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 100_001 Rev A; 100_002 Rev A; 100_003 Rev A; 100_004 Rev C; 100_005 Rev C; 100_006 Rev A; 100_007 Rev D; 100_008 Rev C; 100_009 Rev A; 200_001 Rev A; 200_002 Rev A; 200_003 Rev A; 200_004 Rev C; 200_005 Rev C; 300_001 Rev A; 300_002 Rev D; 400_001 Rev C; 400_002 Rev D; 700_001 Rev A.

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 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 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), B1

(General design principles), B3 (Alterations and extensions) and B7 (Conservation areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that the proposed window replacements and new rooflights are considered to be permitted development and do not require planning permission.

Disclaimer

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