

Mr & Mrs R Basrawy  
44 Netherhall Gardens  
London  
NW3 5RG

Application Ref: **2010/2425/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

26 July 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

### **Renewal of Full Planning Permission Granted**

Address:  
**44 Netherhall Gardens**  
**London**  
**NW3 5RG**

Proposal:  
Renewal of planning permission (2007/5084/P) granted on 13/12/2007 for the excavation of a new basement with proposed lightwells to front and rear of house (Class C3)  
Drawing Nos: LBP 830-02A Sheet 1-4, LBP 830-01 Sheet 1-4.

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 The development hereby permitted shall be carried out in accordance with the following approved plans LBP 830-02A Sheet 1-4, LBP 830-01 Sheet 1-4.

Reason:

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

Informative(s):

- 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), H1 (New Housing), B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas). 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 The applicant is advised that Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. You may wish to contact Thames Water for further information; tel. 01923 898 072.

### **Disclaimer**

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