

Kasia Whitfield  
R & K Systems Ltd  
90 A Fellows Road  
Belsize Park  
London  
NW3 3JG

Application Ref: **2010/2759/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

14 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

### **Full Planning Permission Granted**

Address:

**Flat Lower Ground Floor Left**  
**3 Strathray Gardens**  
**London**  
**NW3 4PA**

Proposal:

Erection of single storey rear and side extension to residential dwelling (Class C3) following the demolition of existing conservatory and existing side extension.

Drawing Nos: Site Location Plan as Existing; Site Location Plan as Proposed; SG/3 rev A, SG/PP2 revA, SG/5 revA, SG/4 revA, SG/PP1 revA, SG/EX2, SG/EX1;

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 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 and B7 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 Site Location Plan as Existing; Site Location Plan as Proposed; SG/3 rev A, SG/PP2 revA, SG/5 revA, SG/4 revA, SG/PP1 revA, SG/EX2, SG/EX1;

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

#### Informatives:

- 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 neighbours and occupiers), 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 officer's 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 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.

### **Disclaimer**

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