

Mr Andreas Charalambous  
Mr Andreas Charalambous  
Andreas and Buxton Associates  
50 Norman Court  
395 Nether Street  
London  
N3 1QQ

Application Ref: **2010/2270/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

13 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

#### **Householder Application Granted**

Address:

**2 Holly Lodge Gardens  
London  
N6 6AA**

Proposal:

Erection of a single storey side and rear extension and additions and alterations including the replacement of windows on front and rear elevations, replacement of entrance door and widening of drive at existing dwelling house (Class C3)

Drawing Nos: Holly/10/P/02; Holly/10/P/03; Holly/10/P/04; Holly/10/P/05; Holly/10/P/06 Rev A; Holly/10/P/07 Rev A; Holly/10/P/08 Rev A; Holly/10/P/09 Rev A; Holly/10/P/10 Rev A; Holly/10/P/11; An Arboricultural Implications Study; Tree Schedule; TP02;

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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans Holly/10/P/02; Holly/10/P/03; Holly/10/P/04; Holly/10/P/05; Holly/10/P/06 Rev A; Holly/10/P/07 Rev A; Holly/10/P/08 Rev A; Holly/10/P/09 Rev A; Holly/10/P/10 Rev A; Holly/10/P/11;

Reason:

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

- 6 The flat roof areas, as denoted on the plans hereby approved, shall only be used for associated maintenance purposes and 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.

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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 SD1 (Quality of Life), SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Area), N5 (Biodiversity) and N8 (Ancient woodland and trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

**Disclaimer**

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