

Mr Jim Griffin  
1 Queens Avenue  
Whetstone  
London  
N20 0HZ

Application Ref: **2010/0823/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

15 June 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 Subject to a Section 106 Legal Agreement**

Address:  
**Flat 6a Redcroft**  
**226 Iverson Road**  
**London**  
**NW6 2HL**

Proposal:

Conversion of second and third floor maisonette into 2 self-contained flats (1x two bedroom and 1x three bedroom) including installation of four rooflights on front roof slope of residential building (Class C3).

Drawing Nos: 226 Iverson/06 Rev A (Site Location Plan); Flat 6, 226 Iverson/02; 03; 04; 05; and Report Title: 'Building Regulations Sound Insulation Test for New Residential Flat at 6A Redcroft Court, 226 Iverson Road dated May 2010 by Philip Acoustics Ltd.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 226 Iverson/06 Rev A (Site Location Plan); Flat 6, 226 Iverson/02; 03; 04; 05; and Report Title: 'Building Regulations Sound Insulation Test for New Residential Flat at 6A Redcroft Court, 226 Iverson Road dated May 2010 by Philip Acoustics Ltd.

Reason:

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

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 2 Reasons for granting permission.

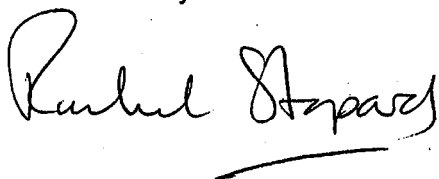
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of Life), SD6 (Amenity for Occupiers & Neighbours), SD7B (Noise/Vibration Pollution), B1 (General Design Principles), B3 (Alterations and additions), H1 (New Housing), H7 (Lifetime Homes and Wheelchair Housing), H8 (Mix of Units), T3 (Pedestrian and cycling), T8 (Car free Housing and Car Capped Housing), and T9 (Impact of Parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 3 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).
- 4 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.
- 5 You are reminded that the average headroom in bedroom 2 shown on the proposed third floor plan would be below the Council's standards and may not comply with the Building Regulations therefore it may not be possible to use this room as a habitable room.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).