

Andy Down
Archplan
1 Millfield Place
Highgate
London
N6 6JP

Application Ref: **2010/1497/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

24 May 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:
72 Fitzjohn's Avenue
London
NW3 5LS

Proposal:
Relocation of entrance gate and brick pier as amendments to planning permission 2009/1991/P dated 06/07/2009, (Installation of front boundary gate and entrance path to existing single family dwelling house (C3).

Drawing Nos: Site Location Plan; FA/01; FA/02; FA/03; FA/04; FA/05 B; FA/07C; Letter from Civil and Structural Engineers Dated 8th February; Pre-development Arboricultural Report dated 24th March 2009;

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 FA/01; FA/02; FA/03; FA/04; FA/05 B; FA/07C;

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

- 3 All bricks and stone copings from the southern section of wall and brick pier shall be retained during the dismantling of the wall and pier and shall be reused in the reconstruction of the wall and pier where possible.

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.

- 4 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing wall, 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.

Informative(s):

- 1 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.

- 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 and neighbours), B1 (General Design Principles), B3 (Alterations and Extensions), B7 (Conservation Areas), T12 (Works to highways), and N8 (Landscaping and trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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