

Andy Down  
Archplan  
1 Millfiels Place  
Highgate  
London  
N6 6JP

Application Ref: **2010/1767/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

25 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:  
**74 Fitzjohn's Avenue**  
**London**  
**NW3 5LS**

Proposal:  
Alterations to approved side (north-west) elevation dormer of single family dwellinghouse  
(Class C3)

Drawing Nos: Site Location Plan; FA/01; FA/02; FA/03; FA/04; FA/05; FA/06.

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 approved must be built no later than the 18th November 2010.

Reason: To comply with the terms of the enforcement notice as amended by the appeal decision (APP/X5210/C/09/2101480) dated 18th November 2009.



- 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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The window facing No. 76 Fitzjohn's Avenue as shown on the approved drawings, shall be obscure glazed and fixed shut (on the part of the window below 1.7m from the floor at this point) before occupation of the dormer extension hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; FA/01; FA/02; FA/03; FA/04; FA/05; FA/06.

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

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. 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 SD6 (Amenity for occupiers and neighbours), 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 officers report.

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