

Ms Marta Strand
MKS Architects
36 Gloucester Avenue
London
NW1 7BB

Application Ref: **2010/1438/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

19 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

Full Planning Permission Granted

Address:
58a King Henry's Road
London
NW3 3RP

Proposal:
Excavation of basement and erection of a two storey rear extension at basement and ground floor level to dwelling house (Class C3).

Drawing Nos: Site Location Plan; X01; X02; X03; X04; X05; X06; X07; X08; P01; P02; P03
Rev A; P07 Rev A; P08 Rev B; P09 Rev A.

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: Site Location Plan; X01; X02; X03; X04; X05; X06; X07; X08; P01; P02; P03 Rev A; P07 Rev A; P08 Rev B; P09 Rev A.

Reason:

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

Informative(s):

- 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 occupiers and neighbours, B1 General design principles, and B3 Alterations and extensions. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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 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.
- 4 You are advised that due to the proximity of the site to an operational railway, Network Rail should be contacted prior to the commencement of any works on site to inform them of your intention to commence works; any scaffold within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed; and buildings must be 2 metres from the boundary with the operational railway, 5 metres from overhead power lines and 3 metres from viaducts.

Disclaimer

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