

The Comer Group
Design Team
Princess Park Manor
Royal Drive
LONDON
N11 3FL

Application Ref: **2010/1545/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

13 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:

Flat 1
99 Priory Road
London
NW6 3NL

Proposal:

Alterations to boundary to include increase in width of the driveway opening, erection of new gates and brick piers and introduction of hardstanding to existing parking area, for existing flat (Class C3).

Drawing Nos: Site Location; 02 rev. A; 03 rev.A,04 rev.A; GHA Trees Arboricultural and Planning Integration Report 02/11/2009

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 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 (design) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location; 02 rev. A; 03 rev.A,04 rev.A; GHA Trees Arboricultural and Planning Integration Report 02/11/2009 .

Reason:

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

- 4 Work shall not proceed other than in strict compliance with recommendations set out in the GHA Trees Arboricultural and Planning Integration Report 02/11/2009 hereby approved.

Reason: To ensure the preservation of the amenity value and health of trees in accordance with policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

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), B1 (general design), B3 (alterations and extensions), B7 (conservation areas), T7 (off-street parking), T9 (impact of off-street parking), N8 (protection of trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's 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 the Council expects all development to be as sustainable as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce a permeable surface to the hardstanding hereby approved.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613