

Mr German Mendoza
KSR Architects
14 Greenland Street
London
NW1 0ND

Application Ref: **2010/0945/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

4 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:
42 Queen's Grove
London
NW6 6HH

Proposal:

Erection of a first floor rear extension and the continuation of a parapet wall at roof level as an amendment to planning permission dated 18/03/2009 (2008/5868/P) for the excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse namely, alterations to extent of basement and creation of sub-basement plant room, relocation of the rear basement level sunken patio, erection of ground floor rear extension, installation of 2 air condensers in existing rear garden shed, installation of air intake box in rear garden, alterations to the front and rear elevations including installation of stone cornicing and detailing, modifications to the front entrance door and steps, and alterations to windows at second floor level, rebuilding and raising of side boundary walls, alterations to skylight in rear garden, installation of additional window at ground floor level and enlargement of window at first floor level on the eastern elevation.

Drawing Nos: Site location plan; QGR-P-01 rev D; -P-02 rev. D; -P-03 rev A; -P-04 rev A; -P-05 rev A; P-06 rev C; -P-07 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 shall be carried out in accordance with the following approved plans: Site location plan; QGR-P-01 rev D; -P-02 rev D; -P-03 rev A; -P-04 rev A; -P-05 rev A; P-06 rev C; -P-07 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), B1 (design), B3 (extensions), B7 (conservation areas). 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 Please be advised that this permission is a revision to a previously approved scheme (ref 2008/5868/P). All conditions relating to the original permission are relevant to this application including specified timescales.

Disclaimer

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