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Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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www.camden.gov.uk/planning

Mr. Tom Drake
DMFK Architects
The Old Library
119 Cholmley Gardens
London
NW6 1AA

Application Ref: **2009/4080/P**
Please ask for: **Hannah Parker**
Telephone: **020 7974 6805**

30 March 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 Subject to a Section 106 Legal Agreement

Address:
Land at rear of
303 West End Lane
London
NW6 1RD

Proposal:
Erection of a 1.5 storey dwelling house (Class C3)
Drawing Nos: Site Location Plan; A09; A10; A15; A16; A20; A21; A22; A23; A24; A30;
A102 C; A200 D; A201 C; A202 C; A300 C; A301 B; A302 D; A303 B; A100 E; A101 E;

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; A09; A10; A15; A16; A20; A21; A22; A23; A24; A102 C; A200 D; A201 C; A202 C; A300 C; A301 B; A302 D; A303 B; A100 E ; A101 E.

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

- 3 The cycle and refuse storage areas shall be completed in accordance with the approved plan 1631 A100 rev E prior to the first occupation of the new unit, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking and refuse storage facilities in accordance with the requirements of policies T3 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The fenestration the north and east elevations shall be obscurely glazed in accordance with the details shown on the approved drawings 1631 A300 rev C and 1631 A301 rev B prior to the first occupation of the dwelling hereby approved and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 and SD6 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 for Occupiers & Neighbours, H1 - New Housing, H7 - Lifetime Homes and Wheelchair Housing, B1- General Design Principles , B7 - Conservation Area, T1 - Sustainable Transport, T3 - Pedestrians and cycling , T8 - Car Free Housing and Car Capped Housing and T9 - Impact of Parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

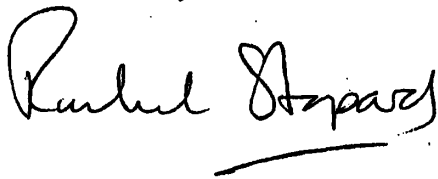
- 2 Your proposals may be subject to control under the Building Regulations and/or the

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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.