

Mr Clive Seymour
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SE1 3UW

Application Ref: **2009/2400/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

19 April 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:

7 Berkley Road,

London,

NW1 8XX

Proposal:

Alterations and extensions including erection of single storey rear infill extension at lower ground floor level and replacement of the existing rear French doors with wider doors to residential dwelling (Class C3).

Drawing Nos: 764/000 (Site Location Map); 001 A; 002 A; 003 A; 004 B; 005 E; 006 E; 007 C; 008 D; SK1; SK3F; and SK4E.

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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The glazed roof, rooflight and glazing to side wall of the single storey rear extension hereby approved shall be obscured glazed prior to the first use of the approved extension. Thereafter, the obscure glazing shall be permanently maintained and retained as such.

Reason: In order to protect the amenity of the residents of the adjoining property from excessive light spillage, in accordance with policies SD6 and SD7A 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: 764/000 (Site Location Map); 001 A; 002 A; 003 A; 004 B; 005 E; 006 E; 007 C; 008 D; SK1; SK3F; and SK4E.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission/conservation area consent/listed building consent.

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 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 SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD7A (Light pollution), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas). Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- acceptable standard of design having regard for neighbouring amenity.

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 5
- 6 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).

Disclaimer

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