

Mr Almas Bavcic  
A D Design Concepts  
25 Grampian Gardens  
London  
NW2 1JH

Application Ref: **2010/0916/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:

**5 Kylemore Road**

**London**

**NW6 2PS**

Proposal:

Erection of rear dormer roof extension, installation of balustrade on flat roof of existing rear addition to use as roof terrace on second floor (attic) level and installation of two rooflights on front roof slope to existing first floor flat (Class C3).

Drawing Nos: 003-01 (Site Location Map); 002; 003; 004; 005; 006; 007A; 008A; 020; 021B; 030; 031; 032A; 033A; and E-mail from Almas Bavcic from PKS Architects LLP dated 12th April 2010.

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 policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The use of the roof as a terrace shall not commence until the obscure glazed screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 003-01 (Site Location Map); 002; 003; 004; 005; 006; 007A; 008A; 020; 021B; 030; 031; 032A; 033A; and E-mail from Almas Bavcic from PKS Architects LLP dated 12th April 2010.

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 SD1 (Quality of life), 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.

**Disclaimer**

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