

Mr Matt Milledge  
Cotton Thompson Cole  
Tuition House  
27-37 St George's Road  
Wimbledon  
London SW19 4EU

Application Ref: **2010/0120/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

13 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:  
**3 Gardnor Road  
Hampstead  
London  
NW3 1HA**

Proposal:

Retention of change of use from two residential units (1x maisonette and 1x flat) into a single dwellinghouse (Class C3) and minor alterations at rear.

Drawing Nos: Site Location Plan, B09/059/100; B09/059/101; B09/059/102; B09/059/103; B09/059/104; B09/059/105; B09/059/110; B09/059/115; B09/059/255; B09/059/200 A; B09/059/201 A; B09/059/202 A; B09/059/203 A; B09/059/224; B09/059/216 B;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, B09/059/100; B09/059/101; B09/059/102; B09/059/103; B09/059/104; B09/059/105; B09/059/110; B09/059/115; B09/059/255; B09/059/200 A; B09/059/201 A; B09/059/202 A; B09/059/203 A; B09/059/224; B09/059/216 B;

Reason:

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

Informative(s):

- 1 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).
- 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 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.
- 4 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 for occupiers & neighbours), B1 (General design principles), B3 (Alterations and additions), B7 (Conservation Areas), T9 (Impact of parking), H3 (Protecting existing housing stock), H7 (Lifetime Homes), and H8 (Housing mix). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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