

Gary Turnbull
Sevil Peach
Nutmeg House
Gainsford Street
London
SE1 2NY

Application Ref: **2009/5649/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

8 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:

**37A Steeles Road
London
NW3 4RG**

Proposal:

Additions and alterations to include reinstatement of raised front entry steps, enlargement of side lightwell and erection of glazed extension to rear of lower ground floor level with terrace over upper ground floor level to maisonette (Class C3)

Drawing Nos: A001 rev A; A002 rev B; A011 rev B; A012 rev B; A020 rev B; A021 rev B; A055 rev B; A056 rev B; A070 rev B; A071 rev B; A072 rev B; A073 rev B; A074 rev B; A001a rev A; A001b rev A; A003 rev G; A026 rev G; A027 rev G; A031 rev F; A032 rev F; A060 rev E; A061 rev F; A080 rev D; A081 rev E; A082 rev E; A083 rev F; A084 rev D; A085 rev C; A086 rev E; A011 rev B; A012 rev B; SK100

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 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 development hereby permitted shall be carried out in accordance with the following approved plans A001 rev A; A002 rev B; A011 rev B; A012 rev B; A020 rev B; A021 rev B; A055 rev B; A056 rev B; A070 rev B; A071 rev B; A072 rev B; A073 rev B; A074 rev B; A001a rev A; A001b rev A; A003 rev G; A026 rev G; A027 rev G; A031 rev F; A032 rev F; A060 rev E; A061 rev F; A080 rev D; A081 rev E; A082 rev E; A083 rev F; A084 rev D; A085 rev C; A086 rev E; A011 rev B; A012 rev B; SK100.

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

Informatives:

- 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 for occupiers and neighbours, B1 - General design principles, B3 - Alterations and extensions, B6 - Listed Buildings, 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613