

Catherine Ramsden
Bentleys
Mid Holmwood Lane
Dorking
Surrey RH5 4EW

Application Ref: **2010/0479/P**

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

Telephone: 020 7974 **6374**

31 March 2010

Dear 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:

51 Hollycroft Avenue

London NW3 7QJ

Proposal:

Conversion of 2 maisonettes at ground and lower ground level to create 1 maisonette, alterations and extensions including new bay windows on lower ground and upper ground floors, two new balconies on upper ground floor and external staircases to rear elevation, inserting new windows on upper ground floor side elevation, replacement of front balustrade and replacement of doors with new windows on front lower ground floor/basement elevation (following removal of existing balcony and external staircases at rear).

Drawing Nos: 01 (Site Location Map dated 12.01.10); Existing Rear and Front Elevations (Survey dated 21.10.09); Existing Side Elevation and Section (Survey dated 21.10.09); 02 Rev 02 (dated 10.03.10); 03 Rev 01 (dated 15.01.10); 04 Rev 01 (dated 15.01.10); 05 Rev 01 (dated 15.01.10); 06 Rev 02 (dated 15.03.10); 07 Rev 03 (dated 15.03.10); 08 Rev 01 (dated 15.01.10); 09 Rev 01 (dated 15.01.10); S01 (dated 15.01.10); S02 (dated 15.01.10); S04 Rev 01 (dated 10.03.10); S05 Rev 01 (dated 10.03.10); and S07 Rev 01 (dated 10.03.10).



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: 01 (Site Location Map dated 12.01.10); Existing Rear and Front Elevations (Survey dated 21.10.09); Existing Side Elevation and Section (Survey dated 21.10.09); 02 Rev 02 (dated 10.03.10); 03 Rev 01 (dated 15.01.10); 04 Rev 01 (dated 15.01.10); 05 Rev 01 (dated 15.01.10); 06 Rev 02 (dated 15.03.10); 07 Rev 03 (dated 15.03.10); 08 Rev 01 (dated 15.01.10); 09 Rev 01 (dated 15.01.10); S01 (dated 15.01.10); S02 (dated 15.01.10); S04 Rev 01 (dated 10.03.10); S05 Rev 01 (dated 10.03.10); and S07 Rev 01 (dated 10.03.10).

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 neighbours and occupiers), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), H3 (Protecting existing housing) and H7 (Lifetime homes and wheelchair housing). 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 You are advised to look at Camden Planning Guidance for further information regarding Lifetime Homes and if necessary consult the Access Officer, Camden

Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 4 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.
- 5 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 and the subsequent operation of the use.

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