

Ms Min Hitchcox
Hitchcox Davison
Yew Tree Cottage
Colemans Hatch
East Sussex
TN7 4HL

Application Ref: **2009/5731/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**
22 March 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

Householder Application Granted

Address:
3 Baptist Gardens
London
NW5 4ET

Proposal:

Temporary change of use from single family dwelling house to maisonette on ground and first floor and self-contained flat on lower ground floor level for a period of 12 months.

Drawing Nos: Site Location Plan; 121_EX-B2A; 121_EX-B3A; 121/PA/B2 Rev A;
121/PA/B3 Rev A;

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 22/03/2011, at which time the premises shall revert to their former lawful use which is a Single Family Dwelling House (Class C3).



Reason: In order that the long term use of the site may be properly considered in accordance with policy H3 (Protecting existing housing) and H8 (Housing Mix). 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 121_EX-B2A; 121_EX-B3A; 121/PA/B2 Rev A; 121/PA/B3 Rev A;

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 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.
- 3 Reasons for granting temporary planning 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 B1 (General development principles), SD6 (Amenity for neighbours and occupiers), H1 (New Housing), H3 (Protecting existing housing), H7 (Lifetimes homes), H8 (Housing mix). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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