

Cousins Wojciechowski
23 - 25 Eastcastle Street
London
W1W 8DF

Application Ref: **2010/0530/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

16 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

Full Planning Permission Granted

Address:
34 Crediton Hill
London
NW6 1HP

Proposal:

The excavation of a basement and replacement of a rear ground floor conservatory with door opening onto a terrace overlooking a sunken garden accessed from the basement and via steps linking basement and ground floor levels, the installation of an obscure glazed window within the flank wall and replacement boundary brick wall and timber fence.

Drawing Nos: Location plan; 09039/P-01 Rev B; P-02A Rev B; P-02B Rev B; P-03A; P-03B Rev B; P-04A; P-04B Rev B; P-05A; P-05B Rev B; P-06; P-07 Rev B; P-08A; P-08B Rev B; P-09A; P-09B Rev B; P-10A Rev A; P-10B; P-10C; P-11 Rev A; P-12A; P-12B Rev A

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 (design) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The new window hereby approved in the flank wall shall be obscure glazed and fixed shut, and permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 (amenity) 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: Location plan; 09039/P-01 Rev B; P-02A Rev B; P-02B Rev B; P-03A; P-03B Rev B; P-04A; P-04B Rev B; P-05A; P-05B Rev B; P-06; P-07 Rev B; P-08A; P-08B Rev B; P-09A; P-09B Rev B; P-10A Rev A; P-10B; P-10C; P-11 Rev A; P-12A; P-12B Rev A.

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

Informatives:

- 1 Reasons for granting permission. [Delegated]

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), B1 (design), B3 (alterations), B7 (conservation areas), T12 (works affecting the highway). 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.
- 4 You are advised to seek advice from Thames Water prior to the commencement of the basement excavation hereby approved.
- 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 extension and 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