

Jacqui Pastina
Pastina Matthews Architects
106 Churchgate
CHESHUNT
HERTS
EN8 9ND

Application Ref: **2009/5693/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

9 February 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:

26 - 26B Ellerdale Road

London

NW3 6BB

Proposal:

Conversion of the basement & ground floor flat and first floor flat into 1 x 6 bedroom dwelling (Class C3) at basement, ground and first floor level.

Drawing Nos: 54/EX/03; 02; 01;
54/PP/02 REV 03; 01 REV 03; 03 REV 03;
54/SP/01;

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 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan 54/EX/03; 02; 01; 54/PP/02 REV 03; 01 REV 03; 03 REV 03;

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, H3 - Protecting existing housing, H8 - Mix of units. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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