

Mr Peter Case  
GML Architects  
36 Featherstone Street  
London  
EC1Y 8QZ

Application Ref: **2009/4751/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **2516**

22 December 2009

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:

**87 Greencroft Gardens  
London  
NW6 3LJ**

Proposal:

Alterations and extensions including the erection of single storey rear extension to ground floor flat with associated decking; replacement of first floor windows with French doors in association with existing roof terrace to flat 3; creation of terrace for flat 2 at first floor level with access via new French doors; alterations to openings at ground floor of western elevation and rear first floor.

Drawing Nos: 3405 EX01; EX08; AP10; AP11A; AE16; AS22; AE17A; AE18A; EX32A; EX33; EX35; EX37.email from P Case 16/12/2009;

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



Condition(s) and Reason(s):

- 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 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected at ground floor on the western boundary with no. 85 Greencroft Gardens prior to commencement of use of the decked area and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The use of the roof as a terrace to flat 2 shall not commence until the screen as shown on the approved drawings has been erected. The screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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.

- 5 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant development commences. These works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Informative(s):

- 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 SD1 (Quality of life), SD6 (Protection of amenity for neighbours and occupiers), H3 (Protection of existing housing), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), N5 (Biodiversity) and SD9B (Resources and energy). 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).

**Disclaimer**

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