

Mr Robert Brunton  
Stamfordwest Ltd  
114 Nether Street  
London  
Middlesex  
N128EU

Application Ref: **2009/5038/P**  
Please ask for: **Anette de Klerk**  
Telephone: 020 7974 **5885**

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

#### **Householder Application Granted**

Address:  
**30 Harley Road**  
**London**  
**NW3 3BN**

Proposal:  
Erection of a ground floor, single storey side extension, excavation of new basement area and enlargement of the existing first floor rear balcony to a single dwelling house.

Drawing Nos: Site location plan; 900/08/01; 900/08/02; 900/08/03; 900/08/04; 900/08/05; 900/08/06/A; 900/08/07/A; 900/08/08/A; 900/08/09; 900/08/10; 800/08/10

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 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 No development shall take place until full details of the front boundary treatment have been submitted to and approved by the Council. Such details shall include but not be limited to details of new railings, walls, gates and associated piers. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 (General Design Principles), B7 (Conservation Areas) and N8 (Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### 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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 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 for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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