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Application Ref: **2009/5225/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

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:  
**62 Sarre Road**  
**London**  
**NW2 3SL**

Proposal:  
Erection of a single storey infill extension to existing dwelling (Class C3) including installation of replacement window on 1st floor side elevation and installation of decking in rear garden.

Drawing Nos: Site Location plan; 183 (1) 0.001; 002; 003 and 004; 183 (1) 1.001; 183 (1) 2.001 and 002; 183 (1) 3.001.

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 The roof of the extension hereby approved shall be obscured glazed prior to this first use of the accommodation. Thereafter, the obscure glazing shall be permanently maintained and retained as such.

Reason: In order to protect the amenity of the neighbouring property from excessive light spillage, in accordance with policies SD6 and SD7A of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The details of the facing materials to be used on the hereby approved extension shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 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.

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 Amenity for occupiers and neighbours; SD7b Light Pollution; H1 New housing; B1 General Design Principles and B3 Alterations and Extensions.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The studio space shown on the proposed first floor drawings shall only be used as ancillary accommodation for the single family dwellinghouse and shall not be used as an independent residential dwelling unit.

**Disclaimer**

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