

SIR



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
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env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Chris F High (MRICS)
Noble Consultancy
21 Commerce Way
Lynch Wood
Peterborough
PE2 6LR

Application Ref: **2009/1257/P**
Please ask for: **Max Smith**
Telephone: 020 7974 5114

30 November 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 Subject to a Section 106 Legal Agreement

Address:

**44 Canfield Gardens
London
NW6 3EB**

Proposal:

Erection of a dormer window and inset terrace to rear elevation, insertion of 3 x rooflights on the side elevation and 3 x rooflights on the front elevation to create an additional self contained unit within the roofslope. Erection of a single storey rear conservatory extension to provide additional accommodation to the ground floor flat, insertion of a casement window, installation of a rooflight to the first floor flat roof and replacement of an existing first floor window with a sash window.

Drawing Nos: Site Location Plan; WSD/279 002 C; 003 A; 004 A; 005 A; 006 B; 007 B; 008 B; 009; 010 A; 011 A;

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

Condition(s) and Reason(s):



INVESTOR IN PEOPLE

- 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 if in a CA] of the London Borough of Camden Replacement Unitary Development Plan 2006.

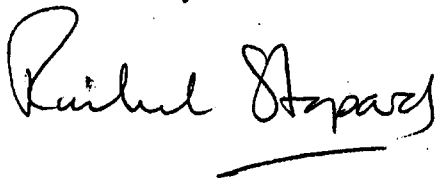
Informative(s):

- 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 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 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 SD1 - Quality of Life, SD6 - Amenity for Occupiers & Neighbours, B1 - General Design Principles, B3 - Alterations and Additions, B7 - Conservation Areas, H1 - New Housing, H7 - Lifetime Homes Standards, T3 - Pedestrians and Cycling, T8 - Car Free Housing and Car Capped Housing, T9 - Impact of Parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.