

Stephen Taylor
Stephen Taylor Architects
133 Curtain Road
LONDON
EC2A 3BX

Application Ref: **2009/5023/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

21 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:
28 Hartland Road
London
NW1 8DD

Proposal:
Erection of a third storey and a ground floor single storey side extension to the single dwelling house (C3).

Drawing Nos: 155/PL03/001; 002; 010; 020; 021; 100 Rev P3; 101 Rev P3; 200 Rev P3; 201 Rev P3; 500 Rev P3; SK01 Rev P3;

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 policy B1 [general design] of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The window in the flank wall of the east elevation at second floor level hereby approved shall be obscure glazed and fixed shut 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 (amenity) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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), H1 (new housing), H7 (lifetime homes), H8 (size mix), B1 (general design), B3 (extensions) and 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.

- 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).
- 3 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.

Disclaimer

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