

Mr George Nicola
G Nicola
242 Brunswick Park Road
London
N11 1EX

Application Ref: **2009/1988/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

4 December 2009

Dear Sir

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:
15 Chalk Farm Road
London
NW1 8AG

Proposal:
Erection of two storey rear extension to cafe (Class A3) at lower ground and ground floor level.

Drawing Nos: MI/09/1; MI/09/1.2; MI/09/2; MI/09/2.2; MI/09/3; MI/09/4.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The roof of the extension hereby approved shall only be accessed for maintenance and emergency purposes, and it shall not be used for any other purpose, including sitting out [i.e. use as a terrace].

Reason: In the interests of preserving the privacy of neighbours in accordance with policy SD6 (Amenity for occupiers and neighbours) of the Camden Replacement Unitary Development Plan 2006.

Informatives:

- 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 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, R3 - Assessment of food and drink uses and licensed entertainment, 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 officer's report.

Disclaimer

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