

Mr Martin Gustyn  
Martin Gustyn  
13a Devonshire Road  
London  
W4 2AW

Application Ref: **2009/3987/P**  
Please ask for: **Jenny Fisher**  
Telephone: 020 7974 **2527**

7 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

#### **Full Planning Permission Granted**

Address:  
**18a College Crescent**  
**London**  
**NW3 5LL**

Proposal:  
Erection of a single storey conservatory extension to the rear of the basement flat (Class C3).

Drawing Nos: AO10; A001 rev. A1; A002 A1; C002 A1; C003 A1; C006 A1; A003 A1; C004 A1; C005 A1

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 (design) and B7 (conservation area) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The roof of the conservatory hereby approved shall be completed in opaque glass prior to the beneficial use of the development and thereafter maintained and retained as such.

Reason: In order to limit light overspill to of neighbouring premises in accordance with the requirements of policy SD6 (amenity) and SD7 (light pollution) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 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 SD6 (amenity), SD7 (light pollution), B1 (design), B3 (extensions) and B7 (conservation areas). A For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 You are reminded that approval from Thames Water is required prior to the commencement of works on site.
- 3 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).
- 4 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.

**Disclaimer**

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