

Mr Robert Adams
Adams + Collingwood Architects
Bulwer Yard
27 Bulwer Street
London
W12 8AR

Application Ref: **2009/4937/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

8 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:
**2 Robin Grove
Holly Lodge Estate
London
N6 6NY**

Proposal:
Erection of single storey side and rear extension and erection of roof extension with three dormer windows and a new chimney, to dwelling house (Class C3)

Drawing Nos: Site location plan; P110; P111; P112; P114; P115; P116; P117; P118; P119; P120; P121; P123; P124; P130; P131; P132; P133; P140; P141; P142.

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 policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking and/or re-enacting that Order) the side dormer window overlooking the rear gardens of Oakeshott Avenue hereby permitted shall be glazed with obscure glass and shall be maintained hereafter as such.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, in accordance with policy SD6 (Amenity for occupiers and neighbours) 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. 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 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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