

Jenny Harborne  
IMAGO  
98 Highlever Road  
London  
W10 6PN

Application Ref: **2009/4315/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **2516**

16 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**

Address:  
**121a Gloucester Avenue**  
**London**  
**NW1 8LB**

Proposal:  
Infill to side of existing single storey rear extension and alterations to front lightwell, to garden flat (Class C3).

Drawing Nos: 01; 02; 03; 04

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 and B7 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 B1 (General design principles), B3 [Alterations and extensions], B7 [Conservation Areas], SD1 [Quality of life] and SD6 [Amenity for occupiers and neighbours]. 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

**Disclaimer**

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