

Mr Almas Bavcic
PKS Architects
10 Greenwood Place
London
NW5 1LB

Application Ref: **2009/3746/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **2516**

10 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:
**42 Frognal Lane
Camden
Hampstead
London
NW3 6PP**

Proposal:
Excavation of (part) basement and erection of ground floor level rear extension with rooflight over following demolition of existing single-storey rear ground floor level extension with rooflight.

Drawing Nos: 770/010-50; 050-01; 060-01; 070-01;
Arboricultural survey by JCA Limited (ref. 7349/RS); 770-010-01-02; 03 rev A; 04 rev A; 05 rev A; 06; 07; 08; 010-09-10; 11 rev A; 12 rev A; 13 rev B; 14 rev B; 15 rev B;
770/020-01/05 rev A; 02/06 rev A; 03/07 rev B; 04/08 rev B; 030-01-04 rev A; 05 rev B; 05-08/A; 06 rev B; 08 rev B; 030-07 rev B; T06/0009/P/0001; planning document-proposed alterations by PKS Architects - July 09.

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.

- 3 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy N8 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 SD1, SD6, B1, B3, B7 and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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