

Mr Gregory Phillips  
Gregory Phillips Architects  
66 Great Cumberland Place  
London  
W1H 7TU

Application Ref: **2009/3932/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

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:

**10 Albanley Gardens**

**London**

**NW6 1JD**

Proposal:

Additions and alterations to include single storey rear and side extensions and reconfiguration of openings including 2 new aluminium windows at ground floor level on the side elevation and replacement of first floor windows with new aluminium windows on the rear elevation and new roof lights to the side roof slope to existing single dwelling house (Class C3).

Drawing Nos: RG-08-951-01; RG-08-951-02; RG-08-951-03; RG-08-951-04; RG-08-951-05; RG-08-951-06; RG-08-951-07; RG-08-951-08; RG-08-951-09; RG-08-951-10; RG-08-951-11 A; 07/178/P110 (location plan); 07/178/P101 C; 07/178/P102 C; 07/178/P103 C; 07/178/ P105 A; P106 C; XFL1-3; and Technical Specification of Green Roof by Bauder (dated 08/09/2008).

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 (alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No part of the flat roof of the single storey rear extension hereby approved shall be used as a roof terrace and any access on to the roof shall be for maintenance of the building only and no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance.

#### 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 for occupiers and neighbours), 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.

- 2 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).
- 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.
- 4 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can

practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.

**Disclaimer**

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