

Mr Chris Curling
13 Nassington Road
London
NW3 2TX

Application Ref: **2009/4433/P**
Please ask for: **Anette de Klerk**
Telephone: 020 7974 **5885**

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:
**13 Nassington Road
London
NW3 2TX**

Proposal:

Conversion of 3 existing residential units (1 x 2 bed maisonette at lower ground floor and ground floor, 1 x 1 bed first floor flat and 1 x 1 bed second floor flat) to 2 residential units (1 x 1 bed lower ground floor flat and 1 x 4 bed maisonette on the ground, first and second floor) (Class C3).

Drawing Nos: NR2; NR 3; NR4; NR5; NR6; NR7; NR8; NR9; NR10; NR11

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).

Informative(s):

- 1 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).
- 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 H3 (Protecting existing housing), H7 (Lifetime homes and wheelchair housing), SD6 (Amenity for occupiers and neighbours), B7 (Conservation areas) and T9 (Impact of parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Disclaimer

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