

Robert O'Sullivan  
State Architects Ltd  
Unit 2  
16-24 Underwood Street  
London  
N1 7JQ

Application Ref: **2009/3197/P**

Please ask for: **Max Smith**

Telephone: 020 7974 **5114**

3 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:

**Highfield  
Antrim Road  
London  
NW3 4XN**

Proposal:

Erection of single storey ground floor rear conservatory infill to dwelling house (Class C3)

Drawing Nos: Site Location Plan; Arboricultural report by Steve Hooper dated 05/08/09; Arboricultural Report by Custom Cutters dated 18/08/09;; 591-000 rev A; 001 rev A; 002 rev A; 003 rev A; 004 rev A; 005 rev A; 006 rev A; 591-L01 rev B; L02 rev B; L03 rev B; L04 rev B; L05.

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 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 in accordance with the approved details, as set out in the arboricultural reports by Steve Hooper Treework (dated 05/08/09 and Custom Cutters (dated 17/09/09).

Reason: To ensure 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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 All new external work shall be carried out in accordance with the materials 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.

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](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 Additions), N8 (Ancient Woodlands and Trees) and B7 (Conservation Areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

**Disclaimer**

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