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UK
NW3 5QU

Application Ref: **2009/3900/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

26 October 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:
**79 Hillway
London
UK
N6 6AB**

Proposal:

Erection of single storey rear and side extensions to replace existing conservatory, garage and garden shed, enclosure of existing porch and installation of decking to the rear ground floor garden area to single dwelling house (Class C3).

Drawing Nos: LP01; S1D; S2B; S3B; S4B; S5C; S6B; S7B; S8D; S9D; S10; P1K; P2H; P3F; P4F; P5K; P6F; P7H; P8K; P9G; P10E

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 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 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A 1.8 metre high timber fence shall be erected on the southern boundary of the garden adjoining the new terrace decking for a distance of 2.4m from the rear extension hereby approved, prior to commencement of use of the external decking area and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of the neighbouring property at no. 77 Hillway in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) 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 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 SD1 (Quality of life); SD6 (Amenity for occupiers and neighbours); B1 (General design principles); B3 (Alterations and extensions); B7 (Conservation areas) and guidance contained within the Camden Planning

Guidance 2006. 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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