

Mr Grant Leggett
1 America Street
SE1 0NE

Application Ref: **2009/3112/P**

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

Telephone: 020 7974 **6374**

20 August 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:

24 Harley Road

London

NW3 3BN

Proposal:

Retention of the upper ground floor external storage cupboard to the existing dwelling house.

Drawing Nos: Site Location Plan; GA.0 dated 08/20/09 (proposed lower ground floor); GA. dated 08/20/09 (proposed upper ground floor); GA. dated 08/20/09 (proposed second floor plan); GA.03 dated 08/20/09; GA.05A dated 08/20/09; GA.07 dated 08/20/09; SV.01; SV.02; SV.03, SV.04, SV.05; SV.06; SV07; and letter from Grant Leggett (the agent) dated 20th August 2009.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 Notwithstanding the details shown on the approved drawings planning permission is only granted for the retention of the upper ground floor external storage cupboard and for no other works shown on the drawings.

Informative(s):

- 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 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded that this planning permission does not authorised use of the flat roof of the single storey rear extension as a roof terrace. You are advised to make an application for a 'certificate of lawfulness' if the balustrading around the extension does not exceed 4m in height. Otherwise you are advised to make a planning application for the retention of the roof terrace with a 1.7m high screening (above the upper ground floor level) on the side of the terrace which faces onto the rear of the adjoining property (22 Harley Road).
- 3 You are also reminded to remove the temporary timber fencing and structure from the roof of the side addition at the application property.
- 4 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).

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613