

Marcel Blum
32 Canons Drive
Edgware
Middlesex
HA8 7QT

Application Ref: **2009/2285/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

6 July 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:

**93B Fordwych Road,
London,
NW2 3TL**

Proposal:

Retention of balustrading/decking to rear first floor level flat roof in connection with its use as a terrace and replacement of window with door all in connection with existing first floor flat (Class C3).

Drawing Nos: Site Location Plan; 9393/1A; 9393/2A; 9393/3A; 9393/3B; 9393/4; and 9393/5.

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 S1/S2, B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained within Camden Planning Guidance 2006.

- 3 Use of the first floor level flat roof as a terrace shall not commence until the 1.7m high glazed screen, as shown on the approved drawings (between 93 and 95 Fordwych Road), has been constructed. The screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained within Camden Planning Guidance 2006.

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 S1, S2, SD6, B1 and B3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 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).

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