

Ms Jane Mcallister
160 Leighton Road
LONDON
NW2 2RE

Application Ref: **2009/0950/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

9 June 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:
**3 Fortress Yard
LONDON
NW5 1AE**

Proposal:

Replacement of existing flat roof with a mansard roof with rooflights on the front and rear to accommodate an additional floor and alterations to fenestration on the front and rear elevations, as an amendment to planning permission granted on 25.8.06 (ref 2006/2826/P) for change of use from workshop (Class B1) to a single dwellinghouse (Class C3), replacement of existing flat roof with a pitched roof to accommodate an additional floor and alterations to fenestration to front and rear elevations.

Drawing Nos: Site Location Plan; 006; 007; 008; 009; 010; 011; 012; 013

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 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The windows and rooflights in the rear elevation shall be obscure glazed and fixed shut before occupation of the new house and shall be permanently retained and maintained thereafter as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Class A, B and C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 and SD6 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 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 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, B1 and B3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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