

Andrew Green

Application Ref: **2008/5693/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

4 June 2009

Dear Sir/Madam

DECISIONTown 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:

**Flat 10B
Dennington Park Mansions
267 West End Lane
London
NW6 1QS**

Proposal:

Alterations to the roof including removal of part of pitched roof to create a flat roof, together with the installation of perimeter iron balustrades and glass staircase enclosure to allow access to roof terrace from third/fourth floor flat.

Drawing Nos: Site location plan; 208015/PP_01-P1, PP_02-P1, PP_03-P2, PP_04-P2, PP_05-P2, SK01 and SK02.

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, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The perimeter railings shall be set on the line indicated on drawing no. 208015/PP_03-P2 hereby approved, and the terrace shall be restricted to the area within the railings. The area of roof between the railings and the edges of the building shall not be used as a terrace, and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises, and to safeguard the appearance of the building and the character and appearance of the conservation area in accordance with the requirements of policies S1/ S2, SD6, B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 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 [Sustainable Development], SD6 [Amenity for Occupiers and Neighbours], B1 [General Design Principles], B3 [Alterations and Extensions] and B7 [Conservation Areas]. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

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