

Mr Shaham Ahmed
24 Daffodil Gardens
Ilford
Essex
G1 2JW

Application Ref: **2009/1545/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

19 May 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:
49 Goldhurst Terrace
London
NW6 3HB

Proposal:
Erection of a single storey rear extension, rear dormer extension and rear roof light, and two roof lights to front of dwelling house (Class C3).

Drawing Nos: P01 Rev A; P02 Rev A; EX01 and EX02

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

- 3 The flat roof at rear first floor level shall not be used as a roof terrace and any access on to the roof shall be for maintenance of the building only and no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance.

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 N8, B1, B3, B7, SD1 and SD6. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that the height of the wall that has been constructed on the boundary with no. 51 should be reduced to a maximum height of 2.85 metres [to comply with the details demonstrated on the drawings hereby approved] within 2 months of the date of this permission. If the wall is not reduced to this height within

this timeframe, you are advised that the matter will be referred to the Council's Enforcement Team for further investigation and action.

- 5 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.

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