

Mr Henry Squire  
Henry Squire Architects  
77 Wicklow Street  
London  
WC1X 9JY

Application Ref: **2008/5994/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

20 March 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:  
**12 Briary Close**  
**London**  
**NW3 3JZ**

Proposal:  
Erection of a single storey rear extension to dwellinghouse.

Drawing Nos: Site Location Plan; Existing Ground Floor Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing South Elevation; Existing North Elevation; Existing Section; Proposed Ground Floor Plan (Rev B); Proposed First Floor Plan (Rev B); Proposed Section (Rev B); Proposed South Elevation (Rev B) & Aerial Photograph.

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 flat roof of the extension hereby approved shall not be used as a roof terrace and any access 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](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 S1/S2, SD1, 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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