

Mr Michel Dadoun
28 Egerton Gardens
London
NW4 4BA

Application Ref: **2008/4346/P**

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 **6374**

2 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:

52 Fortune Green Road

London

NW6 1UJ

Proposal:

Alterations to the unauthorised side dormer and side and rear elevations of the residential building.

Drawing Nos: PL 00; 01; 02 rev.A; 03; 04; 05 rev.A; 06 rev.A; 08; 09 rev.A; 10 rev.A; 11 rev.A; 12 rev.A; 13; 14; 15 rev.A; 16; 17; 18 rev.A; 20 rev. A; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31; 32; 33; 34; and 'Affidavit' dated 5th January 2009.

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 on the proposed side dormer extension (facing no. 50) shown in the approved drawing: PL 20 rev. A, shall be provided with obscure glazing and fixed shut, below a height of 1.7m prior to the first use of the approved development, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 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, 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.

- 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 You are reminded that the existing side dormer extension has been erected and the external alterations have been carried out without the benefit of planning permission and are unlawful. You are advised to implement the proposed alterations to the unauthorised side dormer and side and rear elevations of the residential building hereby approved within the six months of this decision notice to prevent any enforcement action to remedy the breach of planning control which could be taken against you.

- 5 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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