

Richard Davies
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28 Elliott Square
LONDON
NW3 3SU

Application Ref: **2008/5843/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

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:
13A St Thomass Gardens
London
NW5 4EX

Proposal:

Revisions to planning permission 2008/3689/P, dated 16/09/2008, for the erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3). Revisions comprise a sloping glass roof on the eastern elevation of the residential maisonette and reconfiguration of the roof terrace area at ground floor level.

Drawing Nos: Site Location Plan; STT-EX-GA-01; STT-EX-GA-02; STT-EX-GA-04; STT-EX-GA-05; STT-EX-GA-07; STT2-PL-GA-01; STT2-PL-GA-02; STT2-PL-GA-04; STT2-PL-GA-05; STT2-PL-GA-07.

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 sloping glass roof of the ground floor extension hereby approved shall be obscure glazed and fixed shut prior to the first occupation of the extension and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of policies SD1/2 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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 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.
- 4 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 S1/2, 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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