

Mr David Greenberg
3 Aberdare Gardens
London
NW6 3AJ

Application Ref: **2008/2615/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

23 January 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:
**3 Aberdare Gardens
London
NW6 3AJ**

Proposal:
Excavation of basement with front and rear lightwells to provide additional habitable floorspace in connection with the ground floor flat.

Drawing Nos: Site Location Plan; ALH080502EPS; ALH080502EPG; ALH080502ESEC; ALH080502ESFC; ALH080502EFFC; ALH080502ERFC; ALH080502PPS Rev 03; ALH080502PPG Rev 03; ALH080502PPB; ALH080502PSec. Rev 01; ALH080502PRFC.Rev 02; ALH080502PFFC; ALH080502PSFC Rev 01; Proposed Rear Staircase and Balustrade 2; and Visual Tree Assessment prepared by KPS Contractors.

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 No development shall take place until a method statement for the protection of the Oak Tree in the rear garden during the construction works has been submitted and approved in writing by the Council. The works hereby approved shall not be carried out otherwise than in accordance with the approved method statement.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy N8 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, B3, B7, N5 and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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 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).

Disclaimer

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