



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 860 5713

Richard Horden Associates,
Ref. BK/DM 303 B01,
4 Golden Square,
London,
W1R 3AE

Application No: P9602793R1
Case File:F7/6/3

7th March 1997

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
63 Netherhall Gardens, NW3

Date of Application : 08/01/1997

Proposal :

**Erection of a 2 storey "solar" house above an existing garage building at basement level.
As shown on drawing numbers> 303/002 and /004.**

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.

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- 2 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- 3 The garage at basement level shall be retained and used for the accomodation of private motor vehicle(s) only and no trade or business shall be carried on therefrom.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 3 Any other use of the garage would be prejudicial to the amenities of the residential buildings and the area generally
- 4 To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations.

Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.



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This application was dealt with by Rob Brew on 0171 278 4444 ext 2559.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read "M.W. Gilks". The signature is written in a cursive style with a large, sweeping flourish at the end.

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU