

Yiannis Pareas
Yiannis Pareas Chartered Architects
82 Mill Lane
LONDON
NW6 1NL

Application Ref: **2007/4562/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **2516**

19 March 2008

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 Hillfield Road

London

NW6 1PZ

Proposal:

Excavation to front of the dwellinghouse to provide a lightwell with grille and associated elevational alterations for the existing accommodation at basement level.

Drawing Nos: Site Location Plan; 372/1; 2; 3; 4; 5; 6; 7; 8

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, and in particular the new windows at front basement level, 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.

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 Thames Water requests the applicant to incorporate within the development, protection to the property by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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