

Patrick McHugh
Home Plans
Church Gardens
Church hill
Harefield
Middlesex
UB9 6DU

Application Ref: **2007/5916/P**
Please ask for: **Philip Niesing**
Telephone: 020 7974 **2248**

18 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:

Flat 2

70 Aberdare Gardens

London

NW6 3QD

Proposal:

Excavation of existing basement to provide additional habitable accommodation to the ground floor flat, including the provision of a front (Aberdare Gardens) and side (Fairhazel Gardens) light well.

Drawing Nos: 1329/1; 2C; 3A; 4A

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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Details of a suitable replacement tree, to be planted in the garden on the corner of Fairhazel Gardens and Aberdare Gardens, shall be submitted to and approved by the Council prior the commencement of the works. The approved tree shall be planted before the new basement accommodation hereby approved is occupied. If the new tree is severely damaged or becomes seriously diseased within 5 years of planting it shall be replaced by a tree of similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Details of the proposed 'low energy lighting' to the front lightwell and external circulation area shall not be otherwise than as shall have been submitted to and approved by the Council before the installation thereof. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area, as well as the amenities of the immediate surrounding occupiers in accordance with the requirements of policies S1/ S2, SD6, SD7, B1 and B7 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 SD6, SD7, N8, B1, B3 and B7. 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).

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