

Sanctuary Garden Offices  
The Sanctuary  
Shobrooke  
Credition  
Devon  
EX17 1BG

Application Ref: **2007/6429/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

04 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:  
**26a Belsize Grove**  
**London**  
**NW3 4TR**

Proposal:  
Erection of timber summerhouse in rear garden.

Drawing Nos: Site location plan; A4 proposed layout plan by Sanctuary Garden Offices;  
and A4 elevation/plan of summerhouse by Sanctuary Garden Offices.

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 The structure hereby approved shall only be used as ancillary accommodation for the dwellinghouse and shall not be used as an independent residential dwelling unit or class B1 business space.

Reason: To ensure that the future occupation of the structure does not affect the adjoining premises or immediate area by reason of noise and excessive on-street parking pressure in accordance with policies SD6 and T9 of the Camden 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 Sustainable Development, SD6 Amenity for Occupiers and Neighbours, B1 General Design Principles, B3 Alterations and Extensions, B6 Listed Buildings, B7 Conservation Areas and T9 Impact of Parking. 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](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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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