

Ilker Kilich
Kilich & Co
One Parkgate Crescent
Hadley Wood
Herts
EN4 ONW

Application Ref: **2005/5221/P**
Please ask for: **Grant Leggett**
Telephone: 020 7974 **5562**

27 January 2006

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:

5 Holmes Road

London

NW5 3AA

Proposal:

Conversion of the non self-contained upper floor maisonette into two self-contained flats (1 x studio and 1 x two-bedrooms), involving construction of a dormer-style extension to the rear roof slope and insertion of velux rooflights.

Drawing Nos: Site Location Plan; 5HR0-1; 5HR-02; 5HR-03; A001-1; A001-2.

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 EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000 and policies SD6, B1 and B3 of the Revised Unitary Development Plan 2004.

Informative(s):

- 1 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 6941).
- 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 Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN24, HG8, HG18, HG19, HG20 and TR18, and revised Unitary Development Plan Policies SD6, H1, H8, B1, B3 and T8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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