

Mr Nicholas Boyarsky
Boyarsky Murphy Architects
64 Oakley Square
London
NW1 1NJ

Application Ref: **2007/4432/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **5809**

02 November 2007

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:
**72 and 74 South Hill Park
London
NW3 2SN**

Proposal:

Erection of mansard roof extension, installation of dormer windows to front and sliding doors at rear, creation of rear roof terrace, increase in height of existing three storey side/rear extensions, excavation works to create sub-basements, alterations and additions to openings on rear elevation. Replacement of existing front entrance door, new bay window, erection of single storey side extension, extension to front lightwell and erection of new external staircase at no. 72.

Drawing Nos: 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29
02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; 17

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 B1, B3 & B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Details of a structural and hydrology survey including determining the location of any water on site through test bore holes, any likely displacement of water and proposed drainage measures must be submitted and approved by the local planning authority prior to the commencement of any works on site. Any remedial measures proposed and agreed must be implemented and permanently retained.

Reason: To safeguard adjoining properties and the water environment in accordance with the requirements of policy SD9 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, B1, B3 & B7. 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 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.

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