

Kyra Hodge
Charlton Brown Partnership
The Old Chapel
Shepherds Walk
LONDON
NW3 5UE

Application Ref: **2007/3451/P**
Please ask for: **Joe Purcell**
Telephone: 020 7974 **3060**

26 September 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:
**63 Frognal
London
NW3 6YA**

Proposal:
Erection of a first floor extension and a two storey link in association with the conversion of existing 2 car garage into 1 car garage and a granny flat to the existing dwellinghouse.
Drawing Nos: 944/S01; 02 A Existing ; 02 A Proposed; 01 A; 03 A; 01; 01 A

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 extension hereby approved shall only be used as ancillary accommodation for the existing residential unit and shall not be used as an independent residential dwelling unit.

Reason: To ensure that the future occupation of the structure does not adversely affect the adjoining premises or immediate area by reason of noise and excessive on-street parking pressure in accordance with policies SD6 and SD7 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, 3 and 7. 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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