

Robert Simmons (ref. RS/C066199)
Landers & Associates
Rapier House
40-46 Lambs Conduit Street
LONDON
WC1N 3LJ

Your Ref: MD/SLF/C06199

Application Ref: **2007/3640/P**

Please ask for: **Hugh Miller**

Telephone: 020 7974 **2624**

14 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

Councils Own Permission Under Regulation 3 Granted

Address:

17 St Augustines Road

London

NW1 9RL

Proposal:

Refurbishment and alterations to replace existing doors and windows, installation of solar photovoltaic/thermal panels, renewal of roof coverings, reinstatement of side addition flat roof, and works to alter from two flats into one house.

Drawing Nos: Site Location Plan C06199/14; Drawing No. 01 (Rev A); 02 (Rev A); 03 (Rev A); 04 (Rev A); 05 (Rev A); 06 (Rev A); 07 (Rev A); 08 (Rev A); 12; X 03 Photo Sheets; Solar Panel and Windows Literature

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 Notwithstanding the information shown on drawings hereby approved all the new replacement windows shall match exactly the existing window design.

Reason: To safeguard the appearance of the building in accordance with the requirements of policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the information shown on drawings hereby approved the design and details of the new replacement window at lower ground front elevation shall be submitted to and approved in writing by the local planning authority before works commenced on site.

Reason: To safeguard the appearance of the building in accordance with the requirements of policies B1, B3 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, SD9, B1, B3, B7, H3 and H8. 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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