

PETER BELL ARCHITECTS
Ref: Peter Bell
78 ALBERT STREET
LONDON
NW1 7NR

Application Ref: **PWX0302286**
Please ask for: **Marc Ellenbroek**
Telephone: 020 7974 2717

17 October 2003

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 1992

Full Planning Permission Granted

Address:
21A Hampstead Hill Gardens
LONDON
NW3 2PJ

Proposal:
Creation of a sub-basement involving alterations to the front and rear elevations in respect of enlarging the existing 2 bedroom flat into a 4 bed maisonette.

Drawing Nos: 810.00, 659.101A, 810.102C, Daylight & Sunlight Report (28th March 2003)

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 five 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 EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The sub-basement level hereby approved shall only be used in connection with the residential accommodation on the floors above, and it shall not be used for separate occupation.

Reason: It is considered that the sub-basement area alone would provide an unacceptable standard of accommodation if independantly occupied as a self-contained residential unit, contrary to policy EN19 of the London Borough of Camden Unitary Development Plan.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. Any trees which, within the 5 year period, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies EN61 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

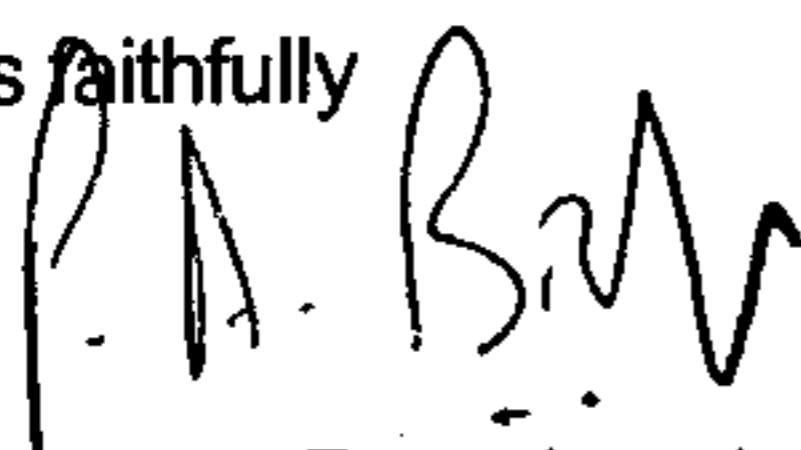
Informative(s):

- 1 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M.', written over the typed name.

Environment Department
(Duly authorised by the Council to sign this document)