

Peter Pendleton & Associates  
Upper Floors  
97 Lower Marsh  
LONDON  
SE1 7AB

Application Ref: **2007/0061/P**  
Please ask for: **Mary Samuel**  
Telephone: 020 7974 **2516**

22 May 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:  
**Garden Flat**  
**56 Aberdare Gardens**  
**London**  
**NW6 3QD**

Proposal:  
Enlargement of the existing basement, including creation of 2 lightwells at front and one lightwell at rear, plus associated fenestration and surface grilles, to provide additional accommodation for the ground floor flat.

Drawing Nos: Site Plan; 5410/P/50/01; 02; 03A; 04; 05 A; 06; 07A; 10;

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 S1/ S2, B1 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 S1/2; B1,3,7; SD6. 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](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

**Disclaimer**

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