

C Rutter
Architectural Designs
Bank Chambers
29 High Street
EWELL
KT17 1SB

Application Ref: **2007/1637/P**
Please ask for: **Mary Samuel**
Telephone: 020 7974 **2516**

24 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:
**156B Iverson Road
London
NW6 2HH**

Proposal:

The replacement of the pitched roof on the existing two-storey rear extension with a flat roof and the erection of a parapet wall to provide a roof terrace for the top floor flat, plus associated elevational alterations to provide an access door and steps
Drawing Nos: Site Plan; 0307-1175; 0606-1069

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 details shown on the plans hereby approved, details of the means of enclosure and a privacy screen to the west side of the roof terrace shall be submitted to and approved by the Council; such details shall show railings instead of a solid parapet wall and a 1.8m high privacy screen set back by 1.2m from the side elevation of the rear extension. The railings and screen shall be erected in accordance with the approved details, prior to use of the terrace, and the screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking and loss of daylight/sunlight of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 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 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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).
- 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 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, S2, B1, B3, SD6. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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