

Accent BDA Architects
Suite A, Grove Mews
42 The Grove
London
W5 5LH

Application Ref: **2007/1461/P**
Please ask for: **Joe Purcell**
Telephone: 020 7974 **3060**

11 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:
**100 Cleveland Street
London
W1T 6NS**

Proposal:

Extension of mansard roof extension to form a three bedroom maisonette incorporating the existing second floor flat and the extension of the existing extract flue on rear elevation.
Drawing Nos: Ex_01; 02; 03; PL_50; 51; 52; 53.

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 windows to be installed in the dormers that form part of the mansard roof extension hereby approved shall be timber sliding sash windows with a glazing pattern to reflect that of the windows at first and second floor levels of the building.

Reason: To ensure that the new windows are in keeping with the appearance of the rest of the building and in keeping with the character and appearance of this part of the Bloomsbury Conservation Area, and in order to meet the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Noise levels emanating from the extended extract duct hereby approved, when measured at a point 1 metre external to the nearest residential window, shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation, unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at the same location shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To ensure the noise levels emanating from the extended duct do not result in a noise nuisance for the occupiers of nearby residential premises, in accordance with the requirements of policies SD6, SD7B, SD8A and Appendix 1 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 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 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 SD1, SD6, B1, B3 and B7. For a more detailed

understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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