

Michael Brod
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75 Haverstock Hill
LONDON
NW3 4SL

Application Ref: **2007/1313/P**
Please ask for: **Adele Castle**
Telephone: 020 7974 **5885**

08 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:

**32 Lady Margaret Road
London
NW5 2XL**

Proposal:

Demolition of existing single storey rear extension and erection of a two storey rear extension with roof terraces at first and second floor level to three existing flats.

Drawing Nos: 962/AP2/01A; 02A; S01; SO2;

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

- 3 No part of the first floor extension shall be occupied until the obscure glazing to two windows in the south elevation hereby approved has been completed and shall retained permanently like so.

Reason: To ensure that the development protects the amenities of adjoining occupiers in relation to privacy in accordance policies SD1 & SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding what is shown on the drawings hereby approved, the proposed railings shall be set in no less than 600mm from the north and south elevations and 1.2m in from the east elevation.

Reason: In order to protect the privacy of adjoining occupiers in accordance with policies SD1 & SD6 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 SD1, SD6, B1, B3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 3 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.

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