

Sasha Gebler
Gebler Tooth Architects
62 Glenthams Road
LONDON
SW13 9JJ

Application Ref: **2006/5083/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **5562**

05 March 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:

**50 Regent's Park Road
London
NW1 7SX**

Proposal:

Alteration to front steps, enlargement of existing front lightwell, removal and replacement of TPO tree and erection of new single storey rear extension with terrace above to single family dwellinghouse.

Drawing Nos: Site Location Plan 326-000; 246-100; 101; 102; 103; 104; 106; 107; 108 revA; 109; 200 revB; 201 revB; 202 revA; 203; 204; 206 revB; 207 revA; 208; 209 revB; 210; Tree Report.

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.

- 3 The Council requires that a Robinia be planted at the size of a standard with a girth size of 12-14 cms. The ground should be prepared to the standards set out in BS5236:1975. The tree should be suitably staked and tied. The replacement should be planted by the end of the planting season following the completion of the development.

Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended).

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 B1, B3, B7, SD6 and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your attention is drawn to the need for compliance with the requirements of the Environmental Health Department and Consumer Protection Service (Pollution Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 6767) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 3 In accordance with Section 211 of the Town and Country Planning Act 1990, the Council has granted leave for the removal of the TPO Robinia Under Section 123 of this Act, the owner is required to plant a replacement of the same species at the size of a standard with a girth of 12-14 cm and in a location agreed with the Council. As Agents, please inform your clients of this requirement and submit the details outlined below in either your capacity as agents or ask the owner to do so. If the Council does not receive the details outlined below within 21 days of the date of this letter then the Council will contact the owner directly.
- 4 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).

Disclaimer

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