

Keith Day Ltd
2nd Floor, Lincoln House
Waterside |Court, Neptune Close
Medway City Estate
Rochester
Kent
ME2 4NZ

Application Ref: **2004/4292/P**
Please ask for: **Marilet Swanepoel**
Telephone: **020 7974 2717**

22 November 2004

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:
85A Redington Road
London
NW3 7RR



Proposal:

Erection of a sunroom on 2nd floor flat roof, plus erection of railings to form a roof terrace to the south and west sides.

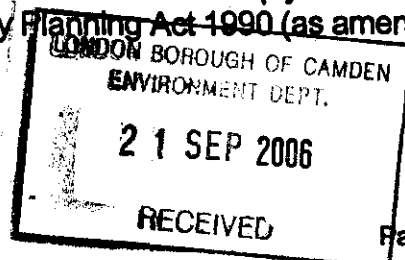
Drawing Nos: 3178/01, (Existing) 500 - 510, (Proposed) 503B - 510B

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 five 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 EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The development shall not be carried out otherwise than in strict accordance with the details shown on the drawings hereby approved and, in particular, the extent of the roof terrace shall be confined to the area shown on drawing no. 3178/503B. Thereafter, no alterations shall be carried out to the external walls of the sunroom without the prior grant of planning permission, and the area of flat roof adjacent to no. 85 Redington Road shall not be used as a terrace.

Reason: In order to safeguard the appearance of the premises, the character and appearance of this part of the conservation area and to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1, EN13, EN19 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

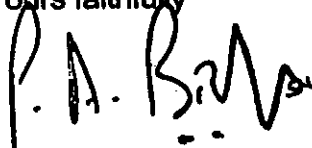
- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN22, EN24 and EN31. 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 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).
- 4 Please note that the conditions attached to Planning Permission ref: PWX0002220/R1 dated 13.10.2000 are still relevant and need to be complied with.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. A. B. M." with a stylized flourish at the end.

Environment Department
(Duly authorised by the Council to sign this document)

**STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING
REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION
SUBJECT TO CONDITIONS AND OTHER INFORMATION.**

1. Appeals to the Secretary of State

If you are unhappy about the Councils' decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of The Town and Country Planning Act 1990.

If you wish to appeal against the Councils decision you must do so using a form which is only available from The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If your application the subject of this decision, was submitted to and accepted by the Council before 5 September 2003 you must submit your appeal within 6 months of the date of this decision.

If your application, the subject of this decision, was submitted to and accepted on or after 5 September 2003 you must submit your appeal within 3 months of the date of this decision.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances, which excuse any delay in giving notice of appeal.

2. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.