



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr C Wright/3139/3
ARP Anthony Richardson & Partners
31 Oval Road
Camden Town
London
NW1 7EA

Application Ref: **2006/2988/P**
Please ask for: **Grant Leggett**
Telephone: 020 7974 **5562**

23 August 2006

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:
16 Powlett Place
London
NW1 8DR

Proposal:

Part single, part two storey rear extension to residential dwellinghouse (Class C3).
Drawing Nos: Site Location Plan 3139/01; 3139/03; 3139/05; 3139/06; 3139/10B;
3139/12B; 3139/13B; 3139/11B; 03 Photo Sheets

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 B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The flat roof of the extension hereby approved shall not be used as a terrace or sitting out area without the prior written permission of the local planning authority.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with the provisions of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Notwithstanding the information shown on the hereby approved drawings, the windows to the rear extension shall be timber sliding sash and details of the door, windows and their surrounds shall be submitted to the local planning authority for approval in writing prior to the commencement of development. The proposed works shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1, B3 and B7 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 adopted London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are encouraged to re-use the existing windows to the rear elevation if at all possible.

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.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)