



**Development Control
Planning Services**

London Borough of Camden
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London WC1H 8ND

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Wolf Architects
16 Lambton Place
London
W11 2SH

Application Ref: **2006/2900/P**
Please ask for: **Mary Samuel**
Telephone: 020 7974 **2516**

11 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:
5 Asmara Road
London
NW2 3SS

Proposal:

The erection of a first floor rear extension to enlarge an existing bedroom, the installation of two rooflights on the main front roof slope, one on the side and one on an approved front extension to the recessed side extension and alterations to the fenestration of an approved ground floor rear extension and replacement of windows on the rear first floor of the dwellinghouse.

Drawing Nos: Site Location Plan; 05-33-EX-100; 05-33-EX-101; 05-33-EX-102; 05-33-EX-103; 05-33-EX-105; 05-33-EX-106; 05-33-EX-107; 05-33-EX-108; 05-33-EX-109; 05-33-PR-150; 05-33-PR-151; 05-33-PR-152; 05-33-PR-153; 05-33-PR-155; 05-33-PR-156; 05-33-PR-157; 05-33-PR-158; 05-33-PR-159.

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.

Informative(s):

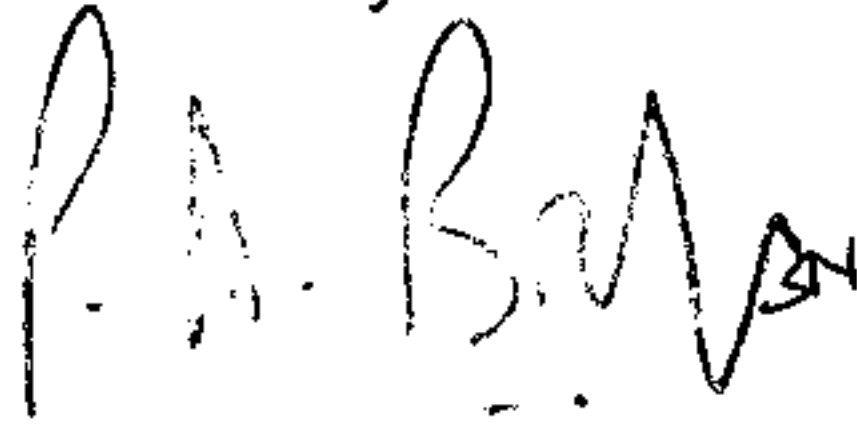
- 1 Reasons for granting permission.

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 S1, S2, B1, B3 and SD6. 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. 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts . You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 The dormers on the rear and side roof slopes of the house benefit from permitted development rights by virtue of Schedule 2, Part 1 of the General Permitted Development Order 1995 and they do not form part of this application. A Certificate of Proposed Lawful Development has already been issued for the dormers. You are reminded, for the avoidance of doubt, that in order to be built under permitted development rights, the dormers must be constructed before work commences on any other approved extensions to the house [including the development hereby approved], the implementation of which may negate those permitted development rights.

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. A.' with a stylized flourish at the end.

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