



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

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Catherine Burd
Burd Haward Architects
Unit 12
Utopia Village
7 Chalcot Road
London
NW1 8LH

Application Ref: **2006/1537/P**
Please ask for: **Grant Leggett**
Telephone: 020 7974 **5562**

20 June 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:
100 Albert Street
London
NW1 7NE

Proposal:

Replacement of existing rear conservatory with new conservatory, to dwelling house (Class C3).

Drawing Nos: 0508/1400; 1001; 1010; 1025; 1110; 1125; PH01; PH02.

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 EN1, EN13, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000 and policies B1, B3, B6 and B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Informative(s):

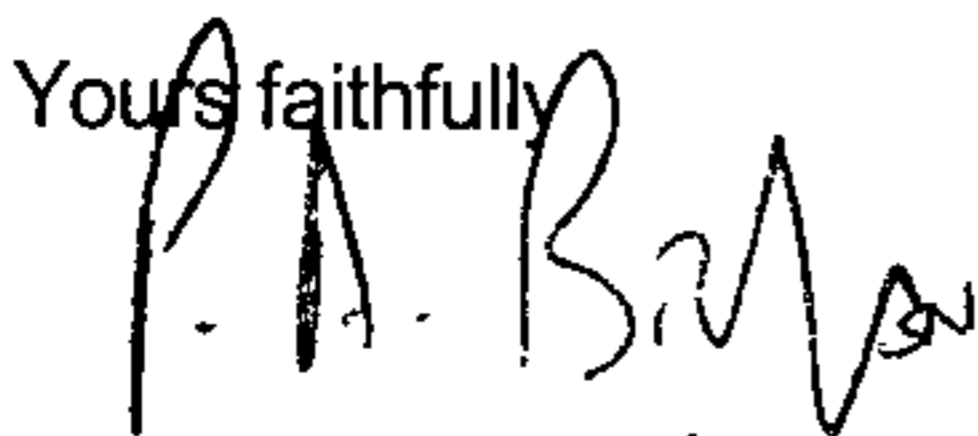
- 1 Reasons for granting permission.

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, EN31, EN38 and the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006, with particular regard to policies SD6, B1, B3, B6 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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).
- 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 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.
- 4 The development appears to create an independent residential unit at basement level that could be readily self contained. Such self-containment to create a separate residential unit would require planning permission.

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

Yours faithfully



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