



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

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James Watkins
Paul Archer Design
3D2 Zetland House
5-25 Scrutton Street
London
EC2A 4HJ

Application Ref: **2005/1327/P**
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 2248

20 May 2005

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:
Flat 2
13 Fawley Road
London
NW6 1SJ

Proposal:

Alterations to roof to form a new opening with new walkway to provide improved access to an existing roof terrace within the central roof valley, incorporating replacement of existing metal balustrading with 1.5m high glazed privacy screen on eastern side of the terrace, and enlargement of window on eastern side elevation, for existing loft level flat.

Drawing Nos: Site Location Plan; 309.200; 201; 202; 203; 208; 209; 210; 240a; 241a; 242a; 243a.

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 The bathroom window hereby approved will be obscure glazed and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed and it shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 4 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.

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, EN21, 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.

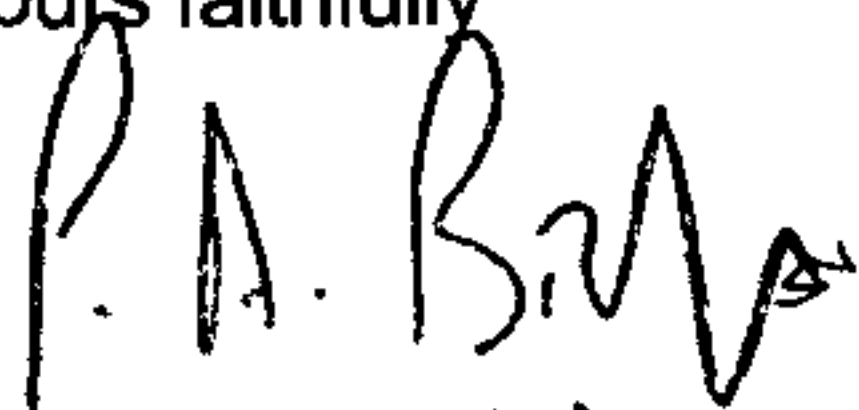
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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)