



ENVIRONMENT

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

Shaheen Haq Associates
78 Fonthill Road
London
N4

Application No: PWX0103100/R3
Case File: E5/2/14

6th December 2001

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
FLAT 1 20 HEATH DRIVE, NW3

Date of Application : 31/10/2001

Proposal :

Various alterations comprising: the retention of glass covers to 3 small basement lightwells; retention of ventilation equipment at rear ground floor level and construction of an enclosure to contain the equipment; the retention of a single storey garage building in the rear garden together with the retention and alteration of a pergola structure located in front of the garage; the variation of the design of a first floor level rear extension granted planning permission on 20/4/01 (ref: PWX0002980R1); and the replacement of a window with French doors at rear ground floor level.

As shown on drawing numbers 201(03)02D, 201(03)03B, 201/(03)06A, 201(03)07A, 202/03(PL)00, 202/03(PL)01, 202/03(PL)04B, 202/09(PL)01, 202/09(PL)06A, 202/09(PL)07A, 202/09(PL)08, 798/03/02C, 798/03/07D, 798/03/28/PL, and velux rooflight manufacturers information.

The Council has considered your application and decided to grant permission subject to the following conditions:



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Director Peter Bishop

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Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A), at such locations. Where the noise from the plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A).
- 2 The brickwork and louvres to the enclosure for the ventilation equipment hereby approved shall match, as closely as possible, the colour of the adjacent brickwork, and the enclosure hereby approved shall be completed in strict accordance with the approved drawings within 3 months of the date of this decision.
- 3 The works of reduction to the pergola hereby approved shall be completed in their entirety and in strict accordance with the details shown on the drawings hereby approved within 3 months of the date of this decision.
- 4 The rooflights to the western roof slope of the first floor level extension hereby approved shall be fitted with obscured glass and opening restrictors that limit the opening to 100mm, and they shall be permanently maintained as such.
- 5 The facing materials for the first floor level extension hereby approved shall resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved drawings.
- 6 The garage shall be retained and used for the accommodation of private motor vehicles only and no trade or business shall be carried on therefrom.



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Reasons for additional conditions:

- 1 To safeguard the amenities of the adjoining premises and the area generally in accordance with policy EN6 of the London Borough of Camden Unitary Development Plan 2000
- 2 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 3 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 4 In order to prevent the unreasonable overlooking of neighbouring premises in accordance with the requirements of policy EN19 of the London Borough of Camden Unitary Development Plan 2000
- 5 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 6 Any other use of the garage would be prejudicial to the amenities of the residential buildings and the area generally in accordance with the requirements of policy TR10 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.





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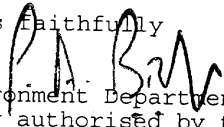
Informatives (if applicable)

- 1 The applicant should note that the occupation of the garage for purposes other than ancillary to the residential occupation of Flat 1, 20 Heath Drive (including occupation for primary residential purposes i.e. as a separate unit of residential accommodation) would be a material change in use that would require planning permission. You are further advised that such permission would be unlikely to be granted were a planning application to be made.
- 2 The applicant should note that failure to comply with additional Conditions 2 and 3 attached to this permission, which requires the carrying out of the approved works to the enclosure for the ventilation equipment and the pergola within 3 months of the date of this decision, would be likely to result in the Council taking legal action to require compliance with the condition.

This application was dealt with by Rob Brew on 020 7974 2559.

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

Yours faithfully


Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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Director Peter Bishop