

**Development Control  
Planning Services**

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

W Cowley (Building Design  
Consultants)  
3 Eden Mews  
London  
SW17 0AS

Application No: PWX0002899/R2  
Case File:E5/2/5

28th May 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 A GROUND FLOOR FLAT 44 FERNCROFT AVENUE, NW3**

Date of Application : 18/04/2001

Proposal :

The replacement of an existing garage with a single storey side extension and the enlargement of an existing single storey rear extension.  
As shown on drawing numbers 44AFA:1B, 2, 3B, 4B and Land Registry information showing ownership of the land in front of the existing garage.

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

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.



INVESTOR IN PEOPLE

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI

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Additional conditions:

- 1 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 on the approved application.
- 2 The development shall be constructed in accordance with the drawings hereby approved.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

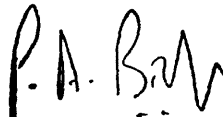
Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the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

This application was dealt with by Mary Samuel on 020 7974 2516.

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)



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