

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

The Charlton Brown Partnership,  
Attn. J. Wight/673  
The Old Chapel,  
4A Shepherds Walk,  
London,  
NW3 5UE

Application No: PEX0000162/  
Case File:B10/5/A

25th April 2000

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 :  
23 Highfields Grove, Fitzroy Park, N6 DUPLICATE APPLICATION

Date of Application : 25/02/2000

Proposal :

The erection of a single storey side extension and alterations to the rear elevation.  
As shown on drawing Nos 673/AP2/01, 02, 03, 04, 05, S01, S02 and S03.

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.

Additional conditions:

- 1 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.



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- 2 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 3 The proposed joinery to the extension hereby approved shall be constructed in stained timber.
- 4 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 3 The Council considers that timber doors would be more keeping with the character of the building than metal doors as shown on the approved drawings.
- 4 To safeguard the appearance of the premises and the character of the immediate area.

This application was dealt with by John Davies on 020 7974 5885.

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

Yours faithfully,

*M. D. Gilks*

Environment Department  
(Duly authorised by the Council to sign this document)

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

