

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

Jacob Blacker Architect
5 Shepherd Walk
London
NW3

Application No: PW9902088//R2
Case File: E7/23/A

19th August 1999

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 :
2 Shepherds Walk, NW3

Date of Application : 07/06/1999

Proposal :

Erection of a new 2 storey plus basement and attic single family dwelling house with integral garage, as shown on drawing numbers; 848/01, 2, 6B, 7B, 8B, 9B, 10B, 11C, 12B, 13B.

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 (including colour of render) 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.
- 2 Details of the proposed roof terraces and their planters, including materials of balustrading and species of plants, shall be submitted to and approved by the Council before any works commence on site. They shall be erected prior to commencement of use of the roof terraces and shall be permanently retained thereafter.
- 3 The front roof terrace, to the northwest side of the proposed attic studio room as shown on drawing no. 848/9B, shall only be used for maintenance purposes.
- 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.
- 5 No development shall take place until full details of hard and soft landscaping and proposed trellis screens on boundary of rear garden area have been submitted to and approved by the Council.
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion 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.

- 7 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- 8 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced.
- 9 The garage(s) shall be retained and used for the accommodation of private motor vehicle(s) only and no trade or business shall be carried on therefrom.
- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

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 Council may be satisfied with the external appearance of the building.
- 3 In order to prevent unreasonable overlooking of neighbouring premises.
- 4 To safeguard the appearance of the premises and the character of the immediate area.
- 5 In order that the Council may give consideration to the details of the proposed development.

Website Address: [Http://www.camden.gov.uk](http://www.camden.gov.uk)
Email Address: env.devcon@camden.gov.uk



ENVIRONMENT

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This application was dealt with by Charles Thuaire on 020 7974 5867.

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.W. Gilks 70
Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU