

Koski Solomon Ruthven
14 Greenland Street
London
NW1 0ND

Application No: PW9902633/R1
Case File:D6/9/3

6th December 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 : HIGH CLOSE, HOLFORD ROAD, NW3

Date of Application : 25/10/1999

Proposal : The change of use from a nursing home for the elderly (Class C2) to 3 single family dwellinghouses, and associated works of alteration including extensions at the rear on all floors, the replacement of the existing two storey side extension and the provision of underground car parking for 8 cars;
As shown on drawing numbers; HOL/PL/100B - 105B, 200B, 300B - 302B.

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 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.

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Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

- 2 No development shall take place on the site until there have been submitted to and approved by the Council details of the proposed new rear elevation, dormers, fenestration, joinery including the garage doors and means of enclosure (i.e. gates) in elevation and section to a scale of not less than 1:50 and thereafter the development shall be implemented specifically in accordance with the approved drawings.
- 3 Sample of materials to be used for the external finishes of the development shall be submitted to and approved by the Council before works of construction commence on site. Thereafter only materials so approved shall be used for such external finishes in carrying out the development.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 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 to any of the houses hereby approved without the grant of planning permission having first been obtained from the Council.
- 5 None of the dwelling units shall be occupied until the car parking spaces hereby approved have been constructed in accordance with the described mechanism and are available for use. Thereafter, the car parking spaces shall be retained for the parking of the vehicles of the occupiers of the building and for no other purposes and the operating mechanism shall be maintained throughout the duration of the use.
- 6 No part of the development hereby permitted shall be begun until the contractor has discussed and agreed in writing with the Council detailed arrangements for the transportation of building goods and materials from the site. Thereafter the development shall be carried out in accordance with the agreed arrangement.
- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 8 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

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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.

- 9 The glazed area to the side window of the front bay extension at first floor level shall be fitted with obscure glazing and it shall be retained permanently as such.

Reasons for additional conditions:

- 1 To safeguard the appearance of the premises and the character of the immediate area.
- 2 To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations.
- 3 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 4 To safeguard the amenities of the adjoining premises and the area generally.
- 5 In order that the Council may give consideration to the details of the proposed development.
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
7. To safeguard the privacy and the amenities of the adjoining premises.
- 8 To safeguard the appearance of the premises and the character of the immediate area.
- 9 To safeguard the appearance of the premises and the character of the immediate area.

Informatives (if applicable)

- 1 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (amendment) Act 1939 should be made to Records and Information Team, (Street Naming and Numbering) Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel 020 7974 5613)



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- 2 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 3 The Council's Streets Management Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Section dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 020-7278 4444).
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel:020-7974 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

This application was dealt with by Habib Neshat on 020 7974 2627.

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