

Mr Graham Haworth
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Application Ref: **2012/3339/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 3070

21 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
70 Oakley Square
London
NW1 1NJ

Proposal:

Installation of an opening timber panel under the sash window at rear lower ground floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at lower ground floor (Class C3).

Drawing Nos: (Prefix D70-) 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, unnamed drawing showing internal and external elevations at a scale of 1:10 of the proposed timber panel below the sash window; unnamed drawing showing the detailed internal elevation and section of the timber panel below the sash window; Letter from Graham Haworth dated 13th August 2012.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix D70-) 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010; unnamed drawing showing internal and external elevations at a scale of 1:10 of the proposed timber panel below the sash window; unnamed drawing showing the detailed internal elevation and section of the timber panel below the sash window; Letter from Graham Haworth dated 13th August 2012.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the drawings hereby approved the French doors shown on drawings 70-005, 70-006-A and 70-007 do not form part of this permission.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised to submit retrospective planning and listed building consent applications for the erection of the fence with integral door dividing the rear garden from the side garden/parking area. You should be aware that any unauthorised works carried out or caused to be carried out to a listed building without prior consent from the Council, can be considered a criminal offence, which upon conviction at a Magistrates' Court carries a fine of up to £20,000 and / or six months in prison.
- 2 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of

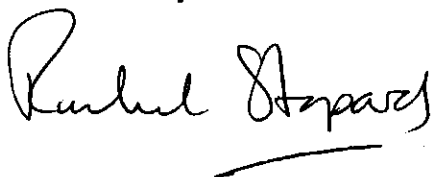
Camden Local Development Framework Core Strategy, with particular regard to policies CS14 ('Promoting high quality places and conserving our heritage') and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 ('Securing high quality design'), DP25 ('Conserving Camden's heritage'), DP26 ('Managing the impact of development on occupiers and neighbours'). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.