

Mr Ben Breheny  
Wilkinson King Architects  
Unit H Spectrum House  
32-34 Gordon House Road  
London  
NW5 1LP

Application Ref: **2016/1295/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

3 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**17 A Nassington Road**  
**London**  
**NW3 2TX**

Proposal: Construction of a single storey rear extension with terrace (including screening) above and installation of windows to side of property at lower ground floor level.

Drawing Nos: (Prefix: WK-2460) 01; 10 (Rev B); 15 (Rev A); 16 (Rev A); 20 (Rev B); 25 (Rev A); 26 (Rev A); 30 (Rev B); Design & Access Statement (Rev B)

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 policy 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: WK-2460) 01; 10 (Rev B); 15 (Rev A); 16 (Rev A); 20 (Rev B); 25 (Rev A); 26 (Rev A); 30 (Rev B); Design & Access Statement (Rev B)

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

- 4 Notwithstanding the approved drawings (in particular drawing nos WK-2460-26 (Rev A) and WK-2460-26 (Rev B)), details of the proposed screening shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The work shall be carried out in accordance with such approved proposals and remain in perpetuity.

Reason: To safeguard the appearance of the premises and the character of the immediate area as well as the amenity of the neighbouring occupiers in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

There is an extant consent for a single storey rear extension with terrace above under 2013/2358/P. This proposal seeks to increase the depth from 3m to 4m to match the neighbouring extension at no.19. Although it would be full width, the east side would be staggered in height to reduce its massing and impact on the adjacent property at no.19. Overall, the proposal is considered to be subservient to the host property and would preserve the character and appearance of the South Hill Park Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers compared to the extant permission. The balustrade of the terrace at upper ground floor level would be set in from all sides and a privacy screen installed to prevent overlooking into the adjacent terrace at no.19.

No objections have been received prior to making this decision. Comments have been received which have been duly addressed. The planning history of the site

has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

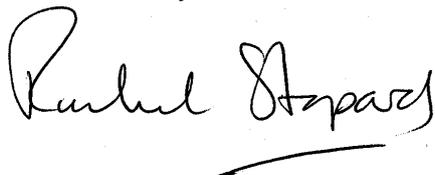
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Supporting Communities

Director of Supporting Communities

