

Ms Suzanna Heape  
slr-architects  
18 Netherton Road  
Twickenham  
London  
TW1 1LZ

Application Ref: **2014/3612/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

23 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Carol Street**  
**London**  
**NW1 0HU**

Proposal:

Erection of a single storey rear extension to existing dwelling (Class C3)

Drawing Nos: Site location plan (Ref: SLR\_09\_01\_001); SLR\_09\_02\_001;  
SLR\_09\_03\_001; SLR\_09\_02\_002 Rev1; SLR\_09\_02\_003 Rev 1; SLR\_09\_03\_002 Rev1;  
SLR\_09\_00\_002; Daylight Report by Dixon Payne dated 25h June 2014 (Ref:  
rs/ROL.14/1); Waldram Analysis by Dixon Payne dated June 2014 (Ref: RS/ROL: 14)

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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:- Site location plan (Ref: SLR\_09\_01\_001); SLR\_09\_02\_001; SLR\_09\_03\_001; SLR\_09\_02\_002 Rev1; SLR\_09\_02\_003 Rev 1; SLR\_09\_03\_002 Rev1; SLR\_09\_00\_002; Daylight Report by Dixon Payne dated 25h June 2014 (Ref: rs/ROL.14/1); Waldram Analysis by Dixon Payne dated June 2014 (Ref: RS/ROL: 14)

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

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of its height, depth and detailed design being of a predominantly rendered and glass construction with the proposed opening reflecting the pattern of the existing fenestration on the host building. The proposed flush rooflight is also considered to be appropriate in terms of its design and location positioned centrally on the flat roof of the proposed single

storey rear extension. Due to the proposed extension's size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook or privacy, light spill or added sense of enclosure.

Such an extension in this location is not considered harmful to the character or appearance of the host building, or the street scene given that it is of an appropriate design, is in keeping with other rear extensions along this terrace of buildings and is located on a minor façade and not visible from the wider public realm.

8 neighbours were consulted and a site notice displayed and no objections have been received. There is no relevant planning history for the site.

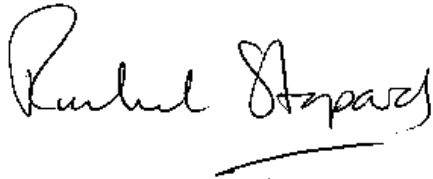
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment