

Mrs Kasia Whitfield
R & K systems Ltd
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2014/6535/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

7 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 A Kingscroft Road
London
NW2 3QE

Proposal:
Erection of single storey rear extension at ground floor flat (Class C3)
Drawing Nos: Site location plan; KR1-EX1/50; EX1/100; EX2; EX3

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 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; KR1-EX1/50; EX1/100; EX2; EX3; KR1-PP1/50; 100; PP2; PP3

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

Informative(s):

- 1 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. 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 group of buildings and is located on a minor façade and not visible from the wider public realm.

12 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, and 55 -66 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



Ed Watson
Director of Culture & Environment