

Mrs Samantha Stork
Flat 8
The Ironworks
58 Dace Road
London
E3 2NX

Application Ref: **2014/7058/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

24 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
193 Leighton Road
London
NW5 2RD

Proposal:
Erection of a part single-storey, part two-storey side extension following the removal of the existing garage in connection with use as a single family dwelling house (Class C3)

Drawing Nos: Site Location Plan (Ref: LRR/P01); LR/P02; LR/P03; LR/P04; LR/P21 Rev B; LR/P22 Rev B; LR/P23 Rev B; LR/P24 Rev B; Design and Access Statement

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 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site Location Plan (Ref: LRR/P01); LR/P02; LR/P03; LR/P04; LR/P21 Rev B; LR/P22 Rev B; LR/P23 Rev B; LR/P24 Rev B; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

The proposed part single storey, part two-storey side extension is considered to be acceptable in this instance even though it does not comply with current design guidance set out in CPG1 (Design) chapter 4, which normally expects side extensions to be no taller than 'porch' level or be one storey lower than eaves level. A similar proposal went through the appeal process and the Inspector concluded that the host building was able to accommodate a two-storey extension. During the course of the application the scheme has been revised to reduce the height of the extension to eaves level, introduce a flat roof (including a green roof) rather than the pitched roof originally proposed and a re-design of the proposed windows and door to ensure that they are in keeping with those on the host building. As such the proposed side extension is considered to be subordinate in scale and location to the host building and is of an appropriate design by virtue of the proposed materials and fenestration reflecting those on the host building. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, adding to the sense of

enclosure or the loss of privacy.

Whilst the development will have some impact in terms of altering the current outlook from some of the properties surrounding the site (given that it is located on a primary façade) such an extension in this location is not considered to be harmful to the character or appearance of the host building or the street scene as the extension is slightly set back from the established building line at the front and the upper floor is set back from the existing side and rear boundaries.

20 Neighbours were consulted and a site notice erected on 28/11/2014, expiring on 19/12/2014. One objection has been received and has been duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP32 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 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).
- 3 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.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment