

Mr Richard Fraser
32A Stratford Villas
London
NW1 9SG

Application Ref: **2014/7019/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

6 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32A Stratford Villas
London
NW1 9SG

Proposal:
Erection of a two storey rear infill extension, installation of folding doors at rear ground floor level, replacement of existing front window and relocation of front door.

Drawing Nos: Site location plan; 1402/32A-STR/1E; 1402/32A-STR/2E; 1402/32A-STR/3E; 1402/32A-STR/4E; 1402/32A-STR/12; 1402/32A-STR/10.1; 1402/32A-STR/10.2; 1402/32A-STR/11.1; 1402/32A-STR/11.2; 1402/32A-STR/5d; 1402/32A-STR/5E; 1402/32A-STR/6E; 1402/32A-STR/7E; 1402/32A-STR/8E

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: Site location plan; 1402/32A-STR/1E; 1402/32A-STR/2E; 1402/32A-STR/3E; 1402/32A-STR/4E; 1402/32A-STR/12; 1402/32A-STR/10.1; 1402/32A-STR/10.2; 1402/32A-STR/11.1; 1402/32A-STR/11.2; 1402/32A-STR/5d; 1402/32A-STR/5E; 1402/32A-STR/6E; 1402/32A-STR/7E; 1402/32A-STR/8E

Reason:

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

Informative(s):

- 1 Reason for granting planning permission:

Within the terrace, Nos. 30 and 24 Stratford Villas have two storey rear infill extensions which are very similar to the proposed extension and nos. 10 - 18 have been heavily altered to the rear with large extensions. The principle of a two storey infill extension within the terrace is therefore considered to be acceptable in this location. The extension would be two storeys below the eaves height and is considered to be a subordinate addition to the host building. The proposed first floor window to the rear extension would be a timber sliding sash which would match the existing windows of the host property. The installation of folding doors at the rear ground floor level is considered to be acceptable.

There are several other properties in the street which have relocated the front door at basement level to create a porch underneath the stairs. The re-location of the front door is considered to be acceptable and would not harm the character and appearance of the host property or conservation area. The replacement of the existing front lower ground floor window with a timber window is considered to be acceptable.

The extension would project to the same depth as the original closet wing and there are no windows in the flank elevation of no. 30 Stratford Villas. The proposal would therefore have no discernible impact on the amenity enjoyed by the occupiers of the neighbouring properties in terms of daylight/sunlight, outlook and sense of enclosure.

Seven neighbours were consulted with the application and no responses were received. The site's planning history was taken into account when coming to this decision.

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, and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56 -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