

Mr Rodrigo Moreno Masey
Moreno Masey Architecture Studio
10 Barley Mow Passage
London
W4 4PH

Application Ref: **2014/7035/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Highfields Grove
London
N6 6HN

Proposal:
Erection of a single storey glazed extensions to front and rear with associated landscaping works to the rear garden.

Drawing Nos: 002 P1, 001 P2, 100 P5, 101 P9, 102 P1, 200A P8, 201A P9, 202 P1, 300 P8, 301 P8, 302 P8, 303 P8, 303A P P8, 311A P8, 312A P8, 401 P2, 411A P.

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 002 P1, 001 P2, 100 P5, 101 P9, 102 P1, 200A P8, 201A P9, 202 P1, 300 P8, 301 P8, 302 P8, 303 P8, 303A P P8, 311A P8, 312A P8, 401 P2, 411A P.

Reason:

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

- 4 Prior to the end of the next available planting season, the trees being removed shall be replaced and the tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 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.

Informative(s):

- 1 Reasons for granting permission.

The site is located within a gated community accessed from Fitzroy Park, it is proposed to erect a front and rear infill extensions that would be constructed using high quality materials of lightweight design that would blend well with the host building. The proposed extension to the front elevation would be located within the gap created by the detached garage, which would not be visible from the public domain. The proposed extension to the rear elevation would also be constructed using lightweight material within the elevated garden level, the extension would not offer any visual impact from the neighbouring properties on account of its design, scale and settings, and as such, both infill extensions are considered to be subservient additions to the host building.

The proposed extensions would not have a detrimental visual impact on the conservation area, would respect the character and setting of the properties within the gated estate. Therefore, the proposal would conserve and enhance the character and appearance of the conservation area.

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

The proposed extension rear extension would be approximately 7.5m with number 13 and 7.4m with number 15 Highfield Grove, therefore would be sufficiently set back from the boundary edge and any loss of light would be negligible and not substantial enough to warrant refusal.

It's proposed to do landscaping works associated with the proposed extension to the rear, the application was submitted with an associate arboricultural report that was assessed by our tree officer who raised no objections for the removal of the 5 trees that have been significantly reduced in size and retain 3 trees. However, there are no tree replacement or landscaping proposals submitted as part of the application, and as such, shall be conditioned.

No objections were received prior to making this decision; 1 letters of support have been received from adjoining neighbours. The site's planning history and relevant appeal decisions were 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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 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