

Mr Adam Harris
BB Partnership Ltd.
The Trafalgar
17 Remington Street
London
N1 8DH

Application Ref: **2014/7452/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

28 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Avenue Road
London
NW8 6HS

Proposal:

Erection of a single storey rear extension at ground floor level and single storey rear infill extension at first floor level. Installation of canopy to rear.

Drawing Nos: Site Photos, Design and Access Statement, FFV-10, FFV-20, FFV-50, FFV-51, FFV-52, FFV-53, FFV-54, FFV-55, FFV-56, FFV-57, FFV-100, FFV-101, FFV-102, FFV-103, FFV-104.

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 policies 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 Photos, Design and Access Statement, FFV-10, FFV-20, FFV-50, FFV-51, FFV-52, FFV-53, FFV-54, FFV-55, FFV-56, FFV-57, FFV-100, FFV-101, FFV-102, FFV-103, FFV-104.

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

- 4 The flat roofs of the single storey rear extensions hereby approved at ground and first floor levels shall not be used as a terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The ground and first floor extensions and canopy would appear secondary to the host building in terms of form, scale and proportions. The extensions and the canopy structure would match the host property in terms of materials and fenestration details, which are considered appropriate in a conservation area. Due to the size and location of the proposed extension, set back from neighbouring properties, it would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Although the extensions would extend beyond the rear building line of the other properties in the street, given the dwellings are detached and a large garden area would be retained, the proportions of the extensions are considered acceptable. Furthermore, the location of the extensions at the rear of the property would mean limited impact on the conservation area as they would not be visible from the streetscene.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history

was taken into account in coming to this decision.

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, 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 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