

Mr Barnaby Gunning
Barnaby Gunning Architects
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United Kingdom

Application Ref: **2014/7973/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Elsworthy Rise
London
NW3 3SH

Proposal: Erection of single storey ground floor rear extension and replacement of front garage door with window.

Drawing Nos: OS Sitemap, 226_DA_151228, 226_G_010, 226_G_020, 226_G_011, 226_G_021, 226_G_014, 226_G_024, 226_G_015, 226_G_025, 226_G_016, 226_G_026, 226_V_115, 226_V_125, 226_V_116, and 226_V_126.

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: OS Sitemap, 226_DA_151228, 226_G_010, 226_G_020, 226_G_011, 226_G_021, 226_G_014, 226_G_024, 226_G_015, 226_G_025, 226_G_016, 226_G_026, 226_V_115, 226_V_125, 226_V_116, and 226_V_126.

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

Informative(s):

- 1 Reasons for granting permission:

The single storey rear extension is subordinate in scale to the host three storey building and respects the character and setting of neighbouring buildings. The materials are sympathetic to the host building and the position of the extension at the rear of the site means the development would not be visible from the public realm.

The large glazed window replacing the garage door is considered sympathetic to the host building and a precedence has already been set with similar permissions being granted in the past few years in the Chalcott Estate including 2 Elliott Square (2014/5523), 86 Hawtrey Road (2014/1872/P) and 13 Lower Merton Rise (2013/2206/P).

Although the immediately neighbouring property at 14 Elsworthy Rise does not include a rear extension, the modest height and depth of the extension limits any impact on outlook and daylight and given there are only windows in the rear elevation of the extension, there are no concerns regarding privacy or overlooking. Similar extensions were granted at number 20 and number 13 Elsworthy Rise in 2014.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The property was previously granted planning permission for a single storey rear extension and replacement of garage door with window in 2011(2011/4308/P) which has since expired.

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

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 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56-66 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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