

Mr Hyeongsoon Choi
Bischell Construction
114 Cumberland House
80 Scrubs Lane
London
NW10 6RF
United Kingdom

Application Ref: **2015/0008/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)

Full Planning Permission Granted

Address:

Flat A
85 Iverson Road
London
NW6 2QY

Proposal: Erection of single storey ground floor rear and side infill extension

Drawing Nos: HC-01-DT-12-14, HC-02-DT-12-14, HC-03-DT-12-14, HC-04-DT-12-14, HC-05-RN-12-14, HC-06-RN-12-14, HC-07-RN-12-14, and HC-08-RN-12-14.

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: HC-01-DT-12-14, HC-02-DT-12-14, HC-03-DT-12-14, HC-04-DT-12-14, HC-06-RN-12-14 and HC-08-RN-12-14.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension is subordinate to the scale of the host building, shall be in line with the depth of the neighbouring extension at No. 87 Inverson Road which shares the common boundary on the side that the extension would be located, the materials are sympathetic to the host building, the style of the extension is generally in keeping with the host building and the location of the extension in the rear garden means the development would not be visible from the public realm. Although the extensions shall take up outdoor amenity space, an adequate area of space is considered to be retained.

The proposed extension slopes down in height sufficiently towards the boundaries and is separated from one boundary to ensure that the proposal would not have an unacceptable impact on the solar access, privacy, outlook, or enclosure of adjoining and nearby properties. The side facing windows would be located below fence level ensuring that the proposal would not affect the amenity of any adjoining and nearby properties.

No objections have been received in relation to this application. The site history and relevant appeals have been taken into account. The subject property is not within a conservation area and nor is the building listed or within the setting of a listed building.

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, 7.6 and 7.8 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