

Mr Barry Cunningham
BCconsultants
11 Hindhead Green
Watford
Hertfordshire
WD19 6TR

Application Ref: **2014/7591/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

5 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**1 Glenmore Road
London
NW3 4BY**

Proposal: Alterations to single storey ground floor rear infill extension and alterations to ground floor rear fenestration.

Drawing Nos: Site Location Plan, Block Plan, Design & Access Statement, 1 Glenmore Road/14/01, 1 Glenmore Road/14/02, 1 Glenmore Road/14/03, and 1 Glenmore Road/14/04.

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, Block Plan, Design & Access Statement, 1 Glenmore Road/14/01, 1 Glenmore Road/14/02, 1 Glenmore Road/14/03, and 1 Glenmore Road/14/04.

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

Informative(s):

- 1 Reasons for granting permission:

Replacement of the dual pitched roof on the single storey rear infill extension with a slightly higher flat roof is considered to be acceptable as the extension would remain subordinate to the 3-storey host building in scale and location, the materials used would be in keeping with the existing building, and the proposal would be generally in keeping with similar extensions on adjoining and nearby properties. Replacement of the ground floor rear ornamental timber doors and windows with metal framed doors and windows would regrettably result in loss of historic detail and introduction of non-traditional materials. However, the ground floor rear elevation is not visible from any public place or readily visible from adjoining properties, the replacements would be in keeping with the scale and proportions of the existing openings and several precedents for loss of the original rear doors/windows exist in the vicinity of the site (2013/7994/P, 2013/5014/P). As such the proposal is considered to conserve the character and appearance of the host building and conservation area.

Due to their location at ground floor rear level and height below the boundary walls the alterations and additions would not result in unacceptable harm to the amenity of any adjoining or nearby residential occupiers in terms of loss of light, outlook, enclosure or privacy.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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.
- 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