

Ms Maria Zappone  
Clifton Interiors  
168 Regent's Park Road  
London  
NW1 8XN

Application Ref: **2014/7025/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

9 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**53 Quickswood  
London  
NW3 3SA**

Proposal:  
Erection of a single storey rear extension, installation of air conditioning units at roof level & flue to front elevation, alterations to windows and doors and alterations to cladding & roof terrace floor finish.

Drawing Nos: 1409-P001, 1409-P010, 1409-P100, 1409-P101, 1409-P102, 1409-P103, 1409-P104, 1409-P200, 1409-P300, 1409-P301, Design and Access statement, Acoustic Report dated December 2014, outdoor unit specification

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 1409-P001, 1409-P010, 1409-P100, 1409-P101, 1409-P102, 1409-P103, 1409-P104, 1409-P200, 1409-P300, 1409-P301, Design and Access statement, Acoustic Report dated December 2014, outdoor unit specification.

Reason:

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

- 4 The external noise level emitted from the proposed plant at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises are not adversely affected by noise from plant equipment.

- 5 Prior to first use, the plant equipment hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

#### Informative(s):

- 1 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).
- 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 The proposed single storey rear extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of its height, depth and design. The proposed extension would be finished with a flat roof and this is considered to be in keeping with the host property. The proposed flush rooflight is also considered to be appropriate in terms of its design and location positioned centrally on the flat roof of the proposed single storey rear extension. The changes to the fenestration on the front and rear of the site are considered to be in keeping with the host building and the changes are like for like. The conversion of the garage into habitable space is also acceptable in design terms due to the proposed extension's size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook or privacy, light spill or added sense of enclosure.

The adjoined neighbour at no.55 has an existing rear extension and it is not considered that the proposed extensions would lead to a loss of light to this neighbour. The two air condenser units at second floor level would not be readily visible and have been fitted to the wall to minimised vibration. The proposed works are not considered harmful to the character or appearance of the host building, or the street scene given that it is of an appropriate design, is in keeping with works done along this terrace of buildings.

Two neighbours were consulted and no objections have been received. There is no relevant planning history for the site.

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, 55-66 and 126-141 of the National Planning Policy Framework.

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