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Berkley Grove
London
NW1 8XY

Application Ref: **2015/0099/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

23 February 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**7 Meadowbank
London
NW3 3AY**

Proposal:
Extension at roof level and associated elevational alterations to garage and fenestration.
Drawing Nos: Design and Access Statement 7M/E1/JCh/020115, 7M-E00, 7M-E01, 7M-E02, 7M-E03, 7M-E04, 7M-E05, 7M-E06, 7M-E07, 7M-E08, 7M-P01, 7M-P02, 7M-P03, 7M-P04 Revision A and 7M-P05.

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:

Design and Access Statement 7M/E1/JCh/020115, 7M-E00, 7M-E01, 7M-E02, 7M-E03, 7M-E04, 7M-E05, 7M-E06, 7M-E07, 7M-E08, 7M-P01, 7M-P02, 7M-P03, 7M-P04 Revision A and 7M-P05.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed roof level extension is considered acceptable in terms of scale and location in relation to the host building. The design, materials and size are also appropriate and would retain a 0.6m setback from the front parapet of the property.

A 3m high parapet exists between the neighbouring properties on either side, with number 7 having been granted permission for a similar sized roof level extension. Due to the proposed extension's size and location therefore, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

The proposed elevational alterations are considered acceptable in the context of the existing building which is not listed or in a conservation area. The proposed windows and doors are to be uPVC, matching the existing materials of the host property.

Although the development would be visible from street level, albeit subject to long views, it is not considered harmful to the character of the area or the appearance of the host building.

One objection has been received and has been duly taken into account in assessing the application. The property is not within a conservation area and nor is the building listed. The site history has been taken into account in making 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 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 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.

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