

Mr Patrick Lewis  
Patrick Lewis Architects  
102 Westbourne Studios  
242 Acklam Road  
London  
W10 5JJ

Application Ref: **2015/0139/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

2 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Edis Street**  
**London**  
**NW1 8LG**

Proposal:  
Amendment to planning permission 2014/5983/P dated 23/12/2014 for the erection of a replacement rear extension and other external alterations to amend design of french doors to approved extension  
Drawing Nos: PLA161 PL01C, PL02B, PL03A, PL04A, PL05A, PL06A, PL07B, PL08B, PL09B, PL10C, PL11B, PL12, PL13, PL18A, Design and Access Statement, Planning Statement, Construction Method Statement.

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 policies 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: PLA161 PL01C, PL02B, PL03A, PL04A, PL05A, PL06A, PL07B, PL08B, PL09B, PL10C, PL11B, PL12, PL13, PL18A.

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

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 Reasons for granting permission.

The proposal would see a minor alteration to an already approved scheme namely introducing full width french doors to the elevation of the lower ground floor rear extension.

The proposal is not considered to harm the character and appearance of the host building or the wider conservation area being modest in nature and appearance. Due to its minor nature, it is considered that the proposed amendment would not cause unduly detrimental harm to the amenity of adjoining occupiers, the alterations would not block light or result in any additional levels of overlooking.

There were no objections received from the Primrose Hill CAAC or from adjoining occupiers. The site's planning history was taken into account when coming to this decision including the previously approved permission which this application seeks to amend.

The full impact of the proposed development has already been assessed by virtue of the previous approval ref: 2014/5983/P granted on 23/12/2014. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development, the location of the proposed french doors to the lower ground floor rear elevation and given that it is not visible from the wider public realm, it is not considered to impact upon the appearance of the host building, or the Primrose Hill Conservation Area.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 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, 56-66 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



Ed Watson  
Director of Culture & Environment