

Mr. Stephen McLaren
McLaren Architecture & Design
261 Railton Road
London
SE24 0LY

Application Ref: **2014/7687/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

2 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
142a Agar Grove
London
NW1 9TY

Proposal: A part single storey, part two storey rear extension to an existing residential unit to form a new bedroom and living room area and the creation of a first floor terrace with screening.

Drawing Nos: 14AG_PL_01 Rev B, 14AG_PL_02 Rev B, 14AG_PL_03 Rev B, 14AG_PL_04 Rev A, 14AG_PL_05 Rev A, 14AG_PL_06 Rev A, 14AG_PL_07 Rev A, 14AG_PL_101 Rev A and Design and Access Statement dated 12/12/2014

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 14AG_PL_01 Rev B, 14AG_PL_02 Rev B, 14AG_PL_03 Rev B, 14AG_PL_04 Rev A, 14AG_PL_05 Rev A, 14AG_PL_06 Rev A, 14AG_PL_07 Rev A, 14AG_PL_101 Rev A and Design and Access Statement dated 12/12/2014.

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

- 4 Details of the terrace privacy screens shown on Drawings 14AG_PL_03 Rev B, 14AG_PL_05 Rev A and 14AG_PL_07 Rev A hereby approved shall be submitted to and approved in writing by the local planning authority before the development commences. The screens shall be erected on the proposed rear terrace prior to the commencement of the use of the roof terrace and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The proposed single storey element of the extension would have a depth of 5.66m and would extend across the majority of the plot width. While an extension of this depth is not usually considered acceptable for a mid-terrace residential building within a Conservation Area, it would align with the attached building at 144 Agar Grove and other properties have been extended to similar depths. It would therefore respect the character and setting of neighbouring buildings.

The first floor rear part of the extension would have a depth of 2.55m that would match the adjacent first floor of 144 and its width would be under half the width of the rear elevation to ensure that it would be a subservient addition to the host building.

Both elements would have a flat roof which is a characteristic of extensions within

this parade. Matching materials and black railings are proposed to be in keeping with the host and surrounding buildings. Overall, the proposal would preserve the character and appearance of the Conservation Area.

The rear extension would match the depth of the built form at 144 Agar Grove and there would be a minimal impact on those occupiers in terms of a loss of light, outlook or overbearing effect. Due to the setback of the extensions from 140 Agar Grove and their location behind an existing stairwell along the side boundary between the properties, it is considered that there would be no undue harm to those neighbouring occupiers' residential amenities.

A first floor level terrace is proposed and screening details are shown on the drawings. Details of the materials and height of the screening would be secured by condition to protect the adjacent occupiers from a loss of privacy and overlooking.

The proposal would result in an additional bedroom creating a 3 bed unit. The resulting unit would have a functional layout, a gross internal floor area over 74sq.m to comply with the London Plan and all of the habitable rooms benefitting from a good outlook.

One objection was received regarding the application. The concerns were duly considered prior to making this decision. The site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

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, CS14 and CS17 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 -67 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment