

Mr. Daniel Brookfield  
Sheppard Robson  
77 Parkway  
London  
NW1 7PU

Application Ref: **2014/7134/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

6 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**77 Parkway**  
**London**  
**NW1 7PU**

Proposal: Erection of single storey ground floor rear extension.

Drawing Nos: 5351-02-001, 5351-02-002, 5351-02-021, 5351-02-022, 5351-02-023, 5351-02-201, 5351-02-202, 5351-02-221, 5351-02-222, 5351-02-223, 5351-02-225 and 5351-02-230.

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: 5351-02-001, 5351-02-002, 5351-02-021, 5351-02-022, 5351-02-023, 5351-02-201, 5351-02-202, 5351-02-221, 5351-02-222, 5351-02-223, 5351-02-225 and 5351-02-230.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of the neighbouring buildings. The proposal is a simple contemporary timber-clad design, which is considered acceptable for Camden Town Conservation Area and the host building, particularly as the proposal is situated within a private courtyard and is not visible from the wider public realm. While the proposal would result in loss of some vegetation it is not considered to be of a scale that contributes to the conservation area and as such is not reason to refuse the application.

The proposed extension is generally less than the height of, and set back from, the existing boundary walls and as such will not harm the amenity of any adjoining occupiers in terms of loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections have been received following statutory notification. The sites planning history and relevant appeal decisions were 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 in accordance with 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, and 56-66 and 126-141 of the National Planning Policy

Framework.

- 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 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).

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