

Mr. Jason Warren  
Flat 1  
5 Ainger Road  
London  
NW3 3AR

Application Ref: **2015/0414/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

4 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1  
5 Ainger Road  
London  
NW3 3AR**

Proposal:

Demolition of the existing 2 x rear ground floor single storey extensions and rebuilding to same external dimensions and volume using zinc standing seam cladding system.

Drawing Nos: 5AR/P101, 5AR/P102, 5AR/P301, 5AR/P302, 5AR/P303 and 5AR/SLP101.

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 5AR/P101, 5AR/P102, 5AR/P301, 5AR/P302, 5AR/P303 and 5AR/SLP101.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposed two single storey rear extensions would replace the existing single storey rear extensions to the approximately the same dimensions. The site is an enclosed yard approximately 8.6sq.m in area directly to the rear of the ground floor flat. The site is largely hidden from its surroundings by high walls but is overlooked by the rear windows of the first, second and third floor flats above.

The existing extensions appear tired and in need of some repair hence the applicant's desire to replace the extensions. The main change from the existing extensions is the proposed materials to be used in the construction. The replacement extensions would use a durable zinc standing seam system with glazed powder coated metal framing to match the zinc material. The zinc material is a stark contrast to the existing wood extensions appearing out of context and unrelated to the host dwelling. Yet the hidden and modest size of the extensions is not viewed as grounds for refusal.

The lack of any additional increase in the footprint of the proposed extension beyond the existing and the hidden location are not considered to result in any harm or adverse amenity or design impacts.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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, 56-66 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