

Ms Louise Turley
FT Architects Ltd
FT Architects Ltd
Hamilton House
London
WC1H 9BB

Application Ref: **2015/0224/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

6 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Parkhill Road
London
NW3 2YH

Proposal:
Erection of a ground floor single storey rear extension
Drawing Nos:

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 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 290_00_100, 290_00_01, 290_00_02, 290_00_03, 290_20_01 Rev B, 290_20_02 Rev B, 290_20_04 Rev B

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 three storey host building, and respects the character and setting of neighbouring buildings. The modest lower ground floor rear extension would project over a sunken terrace area with steps leading up to the rear garden. The extension would have a mono pitch roof project beneath the upper ground floor conservatory across the entire rear width of the dwelling. The rear door and windows would be replaced with a French door and windows to match the size and scale of the French doors adjacent.

The ground floor rear extension windows would be replaced with sliding glass in a wooden frame and painted white. The 1.75m extension would result in some loss of ambient light to small window on the lower ground floor elevation assumed to serve a bathroom in flat 11 A. The minimal light received by the window currently and the reduced weight given to non-habitable rooms means the impact is considered to be an acceptable level of light reduction to the neighbouring window.

The location of the rear extension is not visible to adjacent neighbours or dwellings to the rear of the property. The existing fence along the boundary with No13 is unauthorised and will be removed as part of the development removing the requirement for enforcement action. The neighbouring property No 13 would subsequently receive improved ambient and direct sunlight.

Neighbouring occupiers were consulted on the application. Two objections have been received from the neighbouring property no 13D and 11B concerning the impact upon the light received to the flat and lower ground floor window respectively. The CAAC (Conservation Area Advisory Committee) have made no objections to the extension but have advised that further extensions to the rear should be discouraged.

The site's 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, under s.66 (LBs) and s.72 (Ca's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS5 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 125-141 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