

Ms Nisha Vekaria
Higgs Young Architects
54 Boston Place
London
NW1 6ER
United Kingdom

Application Ref: **2015/0360/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1
34 Shirlock Road
London
NW3 2HS**

Proposal:

Side and part width rear single storey extension.

Drawing Nos: Design and Access Statement, HYA14066 (P) 002, HYA14066 (P) 003, HYA14066 (P) 004, HYA14066 (P) 005 and HYA14066 (P) 006.

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:

Design and Access Statement, HYA14066 (P) 002, HYA14066 (P) 003, HYA14066 (P) 004, HYA14066 (P) 005 and HYA14066 (P) 006.

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

Informative(s):

- 1 Reasons for granting planning permission:

The design of the single storey side and rear extensions would appear secondary to the main two storey building in form, scale and proportions. The extensions shall match the main property in terms of materials and shall include sympathetic fenestration details, which are considered appropriate in a conservation area.

The extensions would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure given the side extension is to match the development proposed at 32 Shirlock Road and the rear extension shall be only 1.6m beyond the existing boundary wall adjoining 36 Shirlock Road. The windows do not create loss of privacy or overlooking as they face into the rear garden and courtyard area.

Although the extension would extend beyond the depth of the existing rear elevation, the modest additional depth and the proposed development at the neighbouring site (32 Shirlock Road) mean the extension is considered acceptable. Adequate garden area shall be retained. Furthermore, the location of the extensions at the rear of the property would mean limited impact on the conservation area as it would not be visible from the streetscene.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

Considerable importance and weight has been attached to the harm 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.

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 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 Noise and Licensing Enforcement Team, 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