

Mr Kevin Gauld
Gauld Architecture Ltd
110 Foundling Court Brunswick
Centre Marchmont Street
London
WC1N 1AN

Application Ref: **2015/0502/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

16 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Bridge Approach
London
NW1 8BD

Proposal:
Erection of a single storey rear extension and conversion of the front basement light well to habitable space.

Drawing Nos: 1413_PL01, 1413_PL02, 1413_PL03, 1413_PL04, 1413_PL05, 1413_PL06, 1413_PL07, 1413_PL08, 1413_PL09, 1413_PL10 Rev A, 1413_PL111 Rev A, 1413_PL112 Rev A, 1413_PL13 Rev A, 1413_PL14 Rev A, 1413_PL15 Rev A, 1413_PL16 Rev A, 1413_PL17 Rev A & 1413_PL18 Rev A

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 1413_PL10 Rev A, 1413_PL111 Rev A, 1413_PL112 Rev A, 1413_PL13 Rev A, 1413_PL14 Rev A, 1413_PL15 Rev A, 1413_PL16 Rev A, 1413_PL17 Rev A & 1413_PL18 Rev A

Reason:

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

Informative(s):

- 1 Reason for granting permission

The erection of a single storey rear extension and conversion of the basement light well to habitable space would not harm the character or appearance of the building. The modest size and location of the rear extension would not significantly harm the amenity of any adjoining residential occupants. The 20cm increased depth of the basement level is not considered to detrimentally impact the site to require a Basement Impact Assessment. The location is not categorised as having a history of flooding.

The proposed single storey rear extension is boxy and not considered to be excellent design. The poor design is not a substantive reason to refuse considering it is hidden from the street scene and would appear secondary to the host property. Neighbouring properties have been consulted. 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 create harm to the character and design of the site within its location 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