

Mr Simon Miller
Simon Miller Architects Ltd
12 Forres Gardens
Temple Fortune
London
NW11 7EX

Application Ref: **2014/6708/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

19 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Laurier Road
London
NW5 1SG

Proposal:

Extensions and alterations involving erection of rear dormer and rooflights, 2nd floor rear extension, formation of a ground floor rear terrace with balustrade, erection of bin and bike stores alongside passage way and other associated alterations.

Drawing Nos: 373/PL.02 C, 373/PL.05 C, 373/PL.00, 373/PL.06 D, 373/PL.01 B, 373/PL.11 A, 373/PL.07 B, 373/PL.03 C, 373/PL.04 C, 373/PL.13, 373/PL.12, 1023-05, 1023-04, 1023-03, 1023-02, 1023-01, Design & Access Statement.

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:

373/PL.02 C, 373/PL.05 C, 373/PL.00, 373/PL.06 D, 373/PL.01 B, 373/PL.11 A, 373/PL.07 B, 373/PL.03 C, 373/PL.04 C, 373/PL.13, 373/PL.12, 1023-05, 1023-04, 1023-03, 1023-02, 1023-01, Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission.

The application dwelling is an end of terrace property, and the adjoining neighbour at No 4 Laurier Road also possesses a rear extension. The application was revised by removing the side dormer window, reducing the height of the rear extension and installing a privacy screen to the rear terrace. The second floor rear extension would be set down from the main ridge of the dwelling therefore providing a subordinate design approach, which would not undermine the original character and appearance of the host building. Even though the extension at No 4 Laurier Road is of a different design the proposed development would offer a degree of balance and would not be harmful to the character and appearance of the Conservation Area. The rear dormer window is of an appropriate scale and design, and would sit centrally within the rear roof slope, and given the locality of a number of other dormer windows would not be at odds with host building or the local character of the area. The conservation rooflights positioned on the front and side roof slope and on the crown roof would be flat with the roof, thereby not protruding above the roof and would be acceptable in the streetscene. The proposed new double doors located on the first floor rear elevation with new balustrade and privacy screen would provide a subordinate design and would not detract from the host building. The railings proposed to the front of the property would match the existing railings and the bin store and bike store hidden behind plants and hedge. On the basis of its overall design, appearance and use of materials the proposals would preserve the character and appearance of the conservation area.

Due to its size and the location of the extensions, the development would not

significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. Whilst the development would create new windows these would not be closer the relationship experienced by existing windows, and therefore this harm would be limited and not significant.

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 and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 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, 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment