

Mr Martyn Clarke  
Martyn Clarke Architecture Ltd  
70 Crouch Hill  
London  
N8 9EE

Application Ref: **2014/7595/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

22 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Ardwick Road**  
**London**  
**NW2 2BX**

Proposal:  
Erection of a ground floor single storey rear extension, enlargement of roof including rear and side dormer and 3no. front rooflights following demolition of two storey projecting wing  
Drawing Nos: [6219] 01, 02A, 03, 04, 05, 06, 07, 08, 09/B, 10/A, 11/A, 12/B, 13/B, 15/B, 16/B, 17, 18 and Design and 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 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: [6219] 01, 02A, 03, 04, 05, 06, 07, 08, 09/B, 10/A, 11/A, 12/B, 13/B, 15/B, 16/B, 17, 18 and Design and Access Statement.

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

#### Informative(s):

- 1 The application relates to a two storey residential dwelling house. The property is not listed or in a conservation area. There are no TPOs on site.

The application proposes the demolition of the existing two storey outrigger and the development of two dormers, enlargement of the current roof and the rebuilding of a new rear extension. The original scheme has been amended.

The proposed dormer to the side of the property would measure 2.4 metres high and 2.8 metres wide and with a depth of 2.6 metres. The proposed dormer to the rear of the property would measure 3.2 metres deep, 2.4 metres in height and 3.3 in width. The new roof area would be used as an ensuite bedroom. The proposed extension at ground level would measure 4 metres deep, 3.5 metres high and be set in at either side by 0.5 metres. The extension would have a glazed rooflight that sits slightly higher than the extension's flat roof. The new extension would be used as a dining area. At roof level, the existing roof will be hipped at all sides against a flat central element. Thereby raising the central part of the roof providing greater headroom. Three rooflights are proposed to the front roof area.

The proposed changes are in keeping with similar neighbouring properties within the area. The set back at either side by 0.5m allows for the extension to appear secondary to the main property at the rear in keeping with CPG 1 (Design). The neighbouring property has undergone significant extensions and alterations at ground and first floor level as well as at roof level. What is being proposed in this case is consider more in-keeping with the property and the area.

The proposed development would not create additional overlooking to any areas that cannot currently be overlooked by the current occupiers of the property. There would also be no implications for loss of sunlight, daylight or increase in noise as a

result of the proposal.

There have been no objections received and the site's planning history was also taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of the London Plan (2011) and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework (2012)

- 2 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.
- 3 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).

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

