

Mr Robert Savage
Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2014/6234/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

27 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2
40 Ainger Road
London
NW3 3AT**

Proposal:

Erection of first floor infill rear extension
Drawing Nos: 10577/TP/01R3

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: 10577/TP/01R3.

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

- 4 The bottom pane of the proposed rear window shall be obscure glazed prior to occupation of the dressing room hereby approved and shall be permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed infill rear extension is considered subordinate in scale and location to the four storey host building, and respects the character and setting of neighbouring buildings. The design and form is appropriate following revised plans, as it is set down to same height as the existing rear projection and uses matching materials to the existing building. There are a number of rear extensions within the vicinity of the site and this would not be any higher, or project out further, than any of these existing extensions. The extension would not be harmful to the appearance of the host building or terrace of adjoining buildings.

Due to the proposed extension's size, height and location next to a high boundary wall, it would not harm the amenity of adjoining residential occupiers in terms of loss of light and outlook. Although the rear window may cause overlooking to a neighbouring rooflight, this can be prevented by appropriate obscure glazing.

Two objections and one letter of support have been received from adjoining neighbours and these responses have been duly taken into account prior to making this decision. The site's planning history was taken into account when coming to this decision.

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 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, and 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