

Mr. Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2015/0580/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

2 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 St. Alban's Road
London
NW5 1RD

Proposal:
Erection of a single storey rear extension and single storey side canopy roof to form bike shed following demolition of existing single storey rear extension.

Drawing Nos: 34SAR/S001, 34SAS/S101, 34SAR/S203, 34SAR/S301, 34SAR/S102, 34SAR/P103, 34SAR/S204, 34SAR/P102, 34SAR/P201, 34SAR/P101, 34SAR/P301, 34SAR/LP101, Arboricultural Report prepared by John Cromar's Arboricultural Limited on the 25th March 2015

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 if in CA] 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 34SAR/P101, 34SAR/P102, 34SAR/P103, 34SAR/P201, 34SAR/P301, 34SAR/LP101 and the Arboricultural Report prepared by John Cromar's Arboricultural Limited prepared on the 25th March 2015.

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear extension and side canopy roof is subordinate in terms of scale and siting to the host building and represents a positive contribution to the character of the host building by replacing a composite of rear extensions with a simpler built form.

The proposed rear extension would extend approximately 2.2 metres beyond the rear elevation of No. 36 St Alban's Road at a distance of approximately 1.5 metres between the dwellinghouses. The proposed canopy roof would be made of lightweight materials. Given the impact of the existing built form, the separation distance between the proposed rear extension and neighbouring dwellings, and the relative depth and height of the proposed rear extension, it is considered that the proposed development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The development will have some negative impact in terms of creating additional bulk and mass to the existing rear extension and creating an additional canopy roof visible from public vantage points. However, the proposed rear extension would be replacing an unsympathetic composite of rear extensions with a more coherent design respecting the design and scale of the existing dwelling house.

The proposed side canopy roof would be visible from some public vantage points on St Alban's Road but the adjoining neighbour No. 32 has erected a side canopy roof and the proposed canopy roof would match the height and pitch of this existing roof helping to create symmetry in the streetscene. The proposed canopy roof would also be set back from the front elevation of the application dwelling.

Given the rear siting of the proposed extension, the existing built form, and the proposed design, the proposed development is not considered harmful to the character or appearance of the host building, street scene or to the Dartmouth Park Conservation Area.

There are a number of trees that are sited along the rear boundary of the application site. An arboricultural report has been submitted with the application and given the proposed development adheres to the recommendations of the Tree report, it has been considered that the proposed development would not have an adverse effect on neighbouring trees.

2 letters of representation have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard 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 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 March 2015, consolidated with alterations since 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', written in a cursive style.

Ed Watson
Director of Culture & Environment