

Mr Christian Buxton
Andreas + Buxton Associates
Flat 5 45 Rossllyn Hill
London
NW35UH

Application Ref: **2015/0777/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

8 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Prince of Wales Road
London
NW5 3LN

Proposal:
Erection of a Lower ground and Ground Floor rear extension.
Drawing Nos: Design & Access Statement, PRI/15/A, PRI/15/A/01, PRI/15/A/02,
PRI/15/A/03 Rev A & PRI/15/A/04 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 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 PRI/15/A/03 Rev A & PRI/15/A/04 Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed rear extension would project from both the lower ground and ground floor elevations, modest in scale and subordinate to the host building. The development would require some excavation to create the lower ground floor extension however the baseline depth of the building would not change therefore considered outside the requirement for a BIA.

The detailed design is considered acceptable in this location and as positioned to the rear of the property with no overlooking properties the proposal results in minimal harm to the surroundings.

The depth and height of the extension would create some increased feeling of enclosure to the rear window on the adjacent property No 44. The potential harm is considered to be within acceptable limits and not considered to damage the amenity of the adjacent dwelling. The proposed width of the extension has been amended to reflect the traditional pattern of rear development along the rear elevations on the surrounding properties. The rear windows are north facing and currently received modest light, therefore the existing conditions are not expected to be impacted to an unacceptable level.

Neighbouring occupiers were consulted on the application, no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS5 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 125-141 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



Ed Watson
Director of Culture & Environment