

Mr Helene Gullaksen
Gullaksen Architects
90 De Beauvoir Road
London
N1 4EN

Application Ref: **2015/1151/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

9 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**Heathdene
Vale of Health
London
NW3 1BB**

Proposal:
Erection of single storey rear extension following demolition of existing single storey rear extensions

Drawing Nos: Design and Access Statement, J153-PL-001, J153-PL-002, J153-PL-003, J153-PL-004, J153-PL-101, J153-PL-103, J153-PL-102,

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 J153-PL-101, J153-PL-102, J153-PL-103, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension 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 and more sustainable built form.

The existing dwellinghouse has a two storey rear extension with a single storey rear extension and a rear conservatory attached. The dwellinghouse also has a single storey side extension to form a garage. The proposed flat roofed rear extension would replace the single storey rear extension and the rear conservatory creating a less cluttered rear of the dwelling. Although the proposed extension would be flat roofed, it is considered the high quality nature of the more modern design would provide a good contrast with the existing dwellinghouse. The proposed extensions would improve the quality of the existing built form, making the existing dwelling more energy efficient. The proposed flat roof overhang would help cool the dwelling in hotter weather. It is considered that the proposed development would be a planning gain by resulting in a rear of the dwelling that is a simpler built form and help creates a more energy efficient dwelling.

The existing rear conservatory runs along the shared boundary with Ashdown for 5.1 metres. Ashdown has itself a rear conservatory that runs along the shared boundary with the application dwelling for 3.4 metres. The proposed rear extension would represent a more substantial built form than the existing conservatory and would have an additional depth of 2 metres (although 0.9 metres of the additional depth is roof overhang). The proposed flat roof would also have a maximum height of 2.7 metres compared to the existing eaves height of the rear conservatory of 2.2 metres. The proposed extension would increase the impact upon Ashdown in comparison to the existing rear extensions. However, taking into account the impact of the existing built form and that Ashdown's rear conservatory space and

space to the rear of the conservatory is not being used as primary amenity space but rather as a storage area, 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 altering the symmetry in built form that exists between the rear of the application dwelling and the rear of the adjoining Ashdown. However, these 2 houses are sited separately from surrounding dwellings and are not sited within a larger terrace. The existing rear extensions are not part of a larger row of dwellings and hence do not need to adhere to an established pattern.

No representation has been received. The sites 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 2011 (as amended) ; 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 flourish at the end.

Ed Watson
Director of Culture & Environment