

Mr. Donald Shearer
Donald Shearer Architects
Scholars' House
Unit 4
Shottery Brook Office Park
Timothy's Bridge Road
Stratford-upon-Avon
Warwickshire
CV37 9NR

Application Ref: **2014/6404/P**

Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Bolton Road
London
NW8 0RJ

Proposal:
Erection of a rear extension at lower ground and upper ground floor level and associated alterations.

Drawing Nos: 1159-BA-100; -101; -102; -103; -104; -105; -106; -107; -108; -109; -110C; -111C; -112C; -113C; -115 C; -116C; -117C; -118C; & -119.

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: 1159-BA-100; -101; -102; -103; -104; -105; -106; -107; -108; -109; -110C; -111C; -112C; -113C; -115C; -116C; -117C; -118C; & -119.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed extension at lower ground and upper ground floor level is subordinate in scale to the host building and of an acceptable design by virtue of its size and materials. The extension at upper ground floor level has been significantly reduced since the application was submitted. The part single, part two storey extension is considered to preserve the character and appearance of the building and the surrounding conservation area. Due to its size and location, it would not result in harm to the amenity of any adjoining residential occupiers in terms of loss of outlook, light or privacy.

Whilst the development will have some impact in terms of incorporating full width extension to the building, this element is located at rear lower ground floor level and given previous approvals it is not considered harmful to the character or appearance of the host building, the street scene or this part of the St Johns Wood Conservation Area due to its limited visibility.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight 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 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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



Ed Watson
Director of Culture & Environment