

Ms Louise Yates
Dry Architects
2A Norland Place
London
W11 4QG

Application Ref: **2015/0234/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

17 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Pilgrim's Lane
London
NW3 1SS

Proposal: Erection of a single storey lower ground floor rear extension, enlargement of existing rear dormer roof extension, replacement of rear glazed conservatory with single storey glazed conservatory, modification to front lightwell wall and addition of two timber framed windows to rear elevation.

Drawing Nos: 5208-01-P, 5208-02-P Rev A, 5208-03-P Rev A, 5208-04-P Rev A, 5208-10-P Rev C, 5208-11-P Rev B, 5208-12-P Rev C, 5208-13-P Rev C.

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 policies 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 and approved document: 5208-01-P, 5208-02-P Rev A, 5208-03-P Rev A, 5208-04-P Rev A, 5208-10-P Rev C, 5208-11-P Rev B, 5208-12-P Rev C, 5208-13-P Rev C.

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

Informative(s):

- 1 Reasons for granting permission.

The single storey rear extension and replacement glazed conservatory are considered to be subordinate to the host building in terms of scale, location and materials. The replacement upper level conservatory will improve the appearance of the host building by replacing the existing dilapidated structure (which was granted an existing lawful development certification under ref: 2014/7904/P).

The enlarged rear dormer window is consistent with those established on adjacent and nearby properties, and is therefore not considered to be at odds with the local character of the area. The additional two timber windows to the rear complement existing windows, in terms of proportions, location and design. The alterations to the light well will not create any significant or adverse change to the appearance to the front of the property.

The proposal as a whole is sensitive to the host building in terms of overall design, appearance and the use of materials. Additionally, the proposed changes generally relate to the rear of the building, and are not visible from the wider public realm. On this basis, the proposal will preserve the character and appearance of the conservation area.

The size and location of the extensions would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. Whilst the development would create two new windows, an enlarged dormer and additional glazed areas, it is considered that these aspects of the proposal are suitably located to avoid the introduction of any additional amenity impacts.

No objections have been received following statutory notification (including the consultation of 4 neighbours). The sites 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 in accordance with 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 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