

Mr Michael Lees
Caryatid Architects
20 Kings Avenue Muswell Hill,
London,
N10 1PB

Application Ref: **2015/1389/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
80 Messina Avenue
London
NW6 4LE

Proposal:
Erection of a single storey side infill extension to rear of property.

Drawing Nos: 1501-01, 1501-11 and TQ2584SW.

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 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 1501-01, 1501-11 and TQ2584SW.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor rear infill extension is subordinate to the 3-storey host building in terms of its scale, height and location. The depth of the rear extension is considered appropriate and similar to other single storey extensions nearby. It is considered acceptable in its context. The proposed extension would not contribute to a substantial loss of the rear garden. Although the proposed rear addition is full width, the precedent has been set by another side infill extension nearby.

The existing bay window to the rear elevation would be demolished. The proposed rear ground floor timber window and aluminium door would not detract from the host building. This is considered to be acceptable as the rear elevation cannot be seen in public views.

The development is not considered to affect the adjoining neighbours' amenity in terms of loss of light, outlook or privacy, as the overall height of the proposal would be substantially lower than the boundary wall of No. 78.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received following statutory consultation and is addressed separately. Nevertheless, the proposed rear extension is not considered likely to increase noise transmission between flats to a significant level that would justify refusal of the application.

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 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