

Mr Joel Gray
Great Plans
75 Holders Hill Avenue
Hendon
London
NW4 1ES

Application Ref: **2015/0937/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

29 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Flat B
84 Parkway
London
NW1 7AN

Proposal:
Erection of a first floor rear extension to a first floor apartment (revised description)
Drawing Nos: 01, 02, 03, 04, 05, 06, 01a,

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 01, 02, 03, 04, 05, 06, 01a,

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is for a first floor rear extension to extend the first floor apartment of No. 84 Parkway. The proposed extension by virtue of its reduced bulk and window layout would be subordinate in terms of scale and siting to the host building and would have an acceptable impact in terms of impact on the surrounding area and on neighbouring amenities.

2 objections have been received.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision. In particular, it is noted that an identical extension to the initial design submitted was refused under planning application 2013/0389/P on the grounds that the proposed extension was considered to "by reason of its height, bulk and design does not represent a subordinate addition to the property" and "result in a loss of outlook and an increased sense of enclosure experienced by the occupiers of no. 86". During the application process, the initial design has been revised and it is considered that the above grounds for refusal have been overcome.

The proposed extension would have a depth of 4 metres in relation to the first floor of No. 86 Parkway. However 1.5 meters of that depth would run along the shared boundary while the further depth of 2.5 metres would be stepped back a further 0.9 metres from the shared boundary. The first floor of No 86 Parkway has two rear facing windows, the one nearest the proposed development is obscure glazed and serves a landing/stairs, the window further away from the proposed extension is not obscure glazed and serves a kitchen/dining. The proposed extension would maintain 45 degree line from the centre of this kitchen window (and an outdoor seat that has been placed in front of this window) to the end of the proposed extension. The set back of the proposed extension will minimise that impact of the additional bulk and form on the ground floor roof lights of No. 86. Given that the majority of the proposed extension is stepped off the shared boundary with No. 86,

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 creating additional bulk and mass at the rear of a terrace which has already been extended. However, the revised proposal reduces the bulk and mass of the proposal compared to the initial design and the proposed fenestration would approximate the existing fenestration layout of the rear elevation of the application dwelling increasing the extension's subservience to the host dwelling. It is considered that on balance that the proposed extension would not be harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area.

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 (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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment