

Mr & Mrs Anthony and Sarah Landau
15 Somali Road
London
NW2 3RN

Application Ref: **2015/0092/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45 Mill Lane
London
NW6 1NB

Proposal:
Erection of ground and first floor rear extension to existing flat.
Drawing Nos: Site Location Plan, Design & Access Statement,
A02,A0,A04,A05,A06,A07,A08,A09,B01,B03,B04,B05,B06, B07.

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:

Site Location Plan, Design & Access Statement,
A02,A0,A04,A05,A06,A07,A08,A09,B01,B03,B04,B05,B06, B07.

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

- 4 The flank windows serving the first floor of the closet wing extension hereby approved shall be obscure glazed and fixed shut prior to the occupation of the development and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting planning permission.

The proposed single storey rear infill extension at ground floor level and first floor closet wing extension are considered subordinate to the host three storey building in terms of its form and proportion and results in minimal additional bulk as it does not extend beyond the depth and terminating height of the existing two storey closet wing. The design of the ground floor level extension, which would expand the existing ancillary accommodation for the first floor flat, is considered contemporary but appropriate to the host building.

The proposed first floor closet wing mono-pitch roof would match that of the existing closet wing and the remaining properties on the terrace, and with materials to match, it would complement the host building and terrace for which it forms part.

The height of the proposed ground floor extension has been kept to a minimum along the boundary. The new side windows on the first floor would be in the same position as the existing and would not therefore increase opportunity for overlooking, loss of privacy or light spill to the adjacent No.47. The windows would however be conditioned to be obscure glazed and fixed shut to secure existing amenity levels.

The additional bulk to the closet wing extension would not affect the residential occupiers of No.43 and the neighbours to the rear at Hillfield Road in terms of daylight and outlook. The depth or terminating height would not go beyond that existing. No.43's ground floor windows serve a commercial use and the first floor window is north facing.

As such is not considered to have an unacceptable impact on the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of privacy and outlook.

The associated internal alterations would involve the alteration from a kitchen at ground floor level to ancillary residential accommodation for the flat on first floor. This existing element is adjudged to have formally been part of the retail unit, but has since become part of the residential accommodation for the flat above. The retained retail unit is still however considered to be of a viable standard and size, measuring approximately 25 square metres for continued operation.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015 consolidated 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.
- 4 You are reminded that this decision only grants permission for permanent

residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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