

Mr. Peter Brades  
Peter Brades Architects  
42 Colbrooke Row  
London  
N1 8AF

Application Ref: **2015/1557/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

13 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**65 Patshull Road**  
**London**  
**NW5 2LE**

Proposal: Erection of single storey full width ground floor rear extension (following demolition of existing part width extension), part 1/part 2 storey side extension and single storey half width first floor rear extension.

Drawing Nos: Site Location Plan; 1683/02; 1683/03; 1683/04; 1683/05; 1683/06; 1683/07; 1683/08; Design and Access Statement

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: Site Location Plan; 1683/02; 1683/03; 1683/04; 1683/05; 1683/06; 1683/07; 1683/08; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed full-width ground floor rear extension, half-width first floor rear extension and part 1/part 2 storey side infill extension are subordinate to the host building in terms of their form and proportions, and would have limited impact on visual amenity as they are not visible from the public realm. Constructed to match the existing brickwork, the extensions would use materials appropriate to their setting, and so not detract from the property's positive contribution to the Bartholomew Estate conservation area. Though larger than the existing extension it replaces, the ground floor rear extension in terms of its scale and form, follows an established pattern of development within Patshull Road, and allows for the retention of a reasonable proportion of the garden. Likewise, the proposed first floor half-width rear extension follows clear precedent in mirroring the scale and configuration of the extension approved at neighbouring 63 Patshull Road under reference 2010/0979/P, as well as the pattern of original first floor rear projecting wings in the street, and so is sympathetic to its setting. Also, in accordance with design guidance the first floor rear extension is not higher than one full story below the eaves, and is in keeping with the height of adjacent extensions. The proposed side infill extension is housed entirely within the front passageway at ground floor level, and blocked from view from the road by the passageway door and walls, and at first floor level would appear as a narrow addition at the front of the property, so would not contribute any additional bulk to the streetscene. The proposed rooflights are also deemed acceptable, as given their position on the rear flat roofs of the ground and first floor extensions, they would have limited impact on the character and appearance of the host building.

The first floor rear extension achieves a smaller footprint, by virtue of being half-width, which compensates for any increase in visual mass and bulk, and reduces any harm to the amenity of adjoining neighbours in terms of the loss of natural light, outlook or overshadowing. Some overlooking could have resulted into the rear

garden of 63 Patshull Road due to the position of the side elevation window to the first floor rear extension , but this is overcome by the fact that a dummy window is proposed here. Overlooking and light spill is also minimised at ground floor level as the windows which face the boundary wall with number 63 Patshull Road will be obscure glazed.

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.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 2015; 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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