

Mr Y Patel
28 Chevington
Garlinge Road
London
NW2 3TE

Application Ref: **2015/1157/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

14 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**28 Chevington
Garlinge Road
London
NW2 3TE**

Proposal:
First Floor Front extension
Drawing Nos: CHEV 05, CHEV 01 Rev B, CHEV 04 Rev B, CHEV 03 Rev B & CHEV 02 Rev B.

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 CHEV 04 Rev B & CHEV 03 Rev B.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposed first floor front extension would be approximately 1.9m in depth and extend 6.3m across the front elevation. The size and location are considered to be an acceptable size and design reflecting the surrounding context. The host and attached properties are part of a 1960s/70s red brick estate with a seven storey block of flats opposite. The overall design of the estate is generally ill suited to additions and extensions however the proposed development would not appear out of character.

The proposed second floor front extension built up to the eaves is contrary to guidance in CPG1 however the unique built form of the site and the lack of substantive harm to the neighbouring amenity is considered to be acceptable in this instance. The proposed extension would not project any deeper than the existing ground floor extension. It is considered that the architectural integrity of the building would not be harmed as a result of the proposed front extension and would not comprise the street scene.

Seven neighbouring properties have been consulted, no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 with alterations since 2011; and paragraphs 14, 17, 56-66 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