

Mr Nicholas Stockley  
Design Squared Ltd  
67 Maltings Place  
169 Tower Bridge Road  
London SE1 3LJ

Application Ref: **2015/1955/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

15 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Huson Close**  
**London**  
**NW3 3JW**

Proposal: Erection of rear extension to provide additional living space and replacement front door.

Drawing Nos: Site Location Plan (1-1250), 496 - 01, 496 - 02, 496 - 03, 496 - 04, 496 - 05, 496 - 06, 496 - 07.

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 (1-1250), 496 - 01, 496 - 02, 496 - 03, 496 - 04, 496 - 05, 496 - 06, 496 - 07.

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission

The proposed rear extension is subordinate in scale to the host building and is appropriate in design by virtue of its choice of materials and scale in relation to the row of houses along this terrace. The extension is similar in scale and design to the proposal that was granted (LPA Ref: 2009/2095/P) and revised (LPA Ref: 2013/2095/P) at 9 Huson Close which is adjacent to the application site.

Although the proposed rear extension would project across the full width of the building, the proposed extension by reason of its size and design would give a lightweight appearance in keeping with the overall appearance of the building. It should also be noted that the extension would be screened by the rear boundary fencing along Adelaide Road and would be minimally visible from the public realm. As such, the proposed extension would not have a significant impact on the appearance and character of the building or the surrounding area. The addition of a green sedum flat roof is also welcomed and further details are requested via condition.

The proposed rear extension would be 4.65m from the rear boundary fencing on Adelaide Road. The extension would take up less than half of the rear garden space. The proposal would still provide approximately 25sqm of external amenity space.

The proposal would not have an adverse impact on the amenities of the adjoining neighbours in terms of loss of light, outlook, privacy or increase in sense of enclosure. As the existing balcony prevents access onto the flat roof of the proposed extension, it is not considered necessary to impose a condition preventing the use of the flat roof of the extension as a roof terrace.

No objections have been received. The planning history of the site and surrounding area was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP32 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, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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, cursive script.

Ed Watson  
Director of Culture & Environment