

Mr David Lopez
Bischell Construction
114 Cumberland House
80 Scrubs Lane
London
NW10 6RF

Application Ref: **2015/1921/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

19 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
10 Quex Road
London
NW6 4PL**

Proposal:

Erection of single storey rear extension

Drawing Nos: HC-02-KS-01-15 (Block and Location Plan); HC-02-KS-01-15 (Floor Plan / Roof Plan: Existing); HC-03-KS-01-15; HC-04-KS-01-15; HC-05-KS-01-15; HC-06-KS-01-15; HC-07-KS-01-15; HC-08-KS-01-15; HC-09-KS-01-15

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: HC-02-KS-01-15 (Block and Location Plan); HC-02-KS-01-15 (Floor Plan / Roof Plan: Existing); HC-03-KS-01-15; HC-04-KS-01-15; HC-05-KS-01-15; HC-06-KS-01-15; HC-07-KS-01-15; HC-08-KS-01-15; HC-09-KS-01-15.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would not be visible in the public realm, it would be secondary to the host building in terms of location, form and scale and it would respect and preserve the original design and proportions of the host building, including the architectural style of the building. The extension, by virtue of its size, siting and design, would not cause a loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure and the extension would also allow for the retention of a reasonable sized rear garden to serve the host dwelling.

The proposed extension would abut the underside of the ground floor window cill and the fenestration on the extension would not relate to the fenestration on the original building. However, the extension is at the lower ground floor and would not be visible in the public realm and the large expanse of glazing would allow for greater levels of sunlight/daylight within the extended dwelling.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision and they have been duly taken into consideration in the determination of this application. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

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 2015; and the provisions of

paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 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 advised that planning permission may be required for the re-siting of the external air conditioning units.
- 5 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



Ed Watson
Director of Culture & Environment