

Mr Thomas Bryans
IF_DO Architecture & Design
Unit 7P Vanguard Court
Rear of 36-38 Peckham Road
London
SE5 8QT
United Kingdom

Application Ref: **2015/2418/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

22 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
100 Torriano Avenue
London
NW5 2SE

Proposal:
Erection of lower ground and ground floor part width rear extension. Installation of two sliding doors to lower ground to replace double windows and replacement of ground floor sash window 'like for like' at front elevation.
Drawing Nos: Design and Access Statement, EX-01 Revision A, EX-02 Revision A, PL-01 Revision A, PL-02 Revision A, Brick Sample (WF Caprice Bromo (WCNG-C)).

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:

Design and Access Statement, EX-01 Revision A, EX-02 Revision A, PL-01 Revision A, PL-02 Revision A, Brick Sample (WF Caprice Bromo (WCNG-C)).

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 buildings 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:

By virtue of its size, position, scale and design, the proposed lower ground and ground floor rear extension is considered to be acceptable and would represent a subordinate structure which would preserve and enhance the character and appearance of the host building and the surrounding area.

The sliding doors at lower ground level in the front elevation shall be mostly hidden from view due to their position below street level. The proposed changes shall therefore have minimal impact on the streetscene and are considered acceptable at this location, outside of a conservation area. The replacement sash window is also deemed appropriate as it shall match 'like for like' the existing window and be built of timber frame.

The lower ground floor level of the extension would have no impact on adjoining occupiers with regards to outlook, daylight, sunlight or overlooking due to its

location which is screened by the boundary wall. The ground floor extension would project beyond the rear elevation by 2m and would be 2.2m higher than the existing boundary wall. The ground floor extension would be adjacent to the ground floor window of 98 Torriano Avenue, however, given the orientation of the building and relatively shallow depth of the extension at ground floor (2m), the impact is considered acceptable.

There are no concerns regarding amenity in relation to the sliding doors at lower ground level on the front elevation as they face out toward the lightwell which is below ground level.

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

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

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 2015, consolidated with alterations 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.

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