

Mr Jack Cruickshank
Jack Cruickshank Architects
The Courtyard 4
Evelyn Road
Chiswick
W4 5JL

Application Ref: **2015/2169/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

27 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Flat Ground Floor
88 Iverson Road
NW6 2HH

Proposal: Erection of a single storey rear extension.

Drawing Nos: CVG/1/OD1; CVG/1/LOC; CVG/1/X1.

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: CVG/1/OD1; CVG/1/LOC; and CVG/1/X1.

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

Informative(s):

- 1 Reasons for granting:

The proposed single storey rear extension is subordinate in scale to the host dwelling and respects the character and setting of the neighbouring buildings, mirroring the configuration of nearby extensions.

The simple design is appropriate for the host property and wider area. The choice of materials, in particular the matching brickwork, complements the proposal site and neighbouring buildings. The proposed aluminium framed folding doors and aluminium framed double glazed roof lights are considered acceptable and read as a contemporary addition to the building.

Due to its size and location the proposal will not harm the adjoining neighbours' amenity in terms of loss of light, outlook, enclosure or privacy.

The rear garden will be reduced as a result of the works, but the proposal allows for the retention of a reasonable portion of outside space.

No objections were received prior to making this decision and the site planning history was taken into account.

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, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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



Ed Watson
Director of Culture & Environment