

Mr Ilan Feigenbaum  
Architecture & Design  
Avenue  
London  
N3 2RD

Application Ref: **2015/1966/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

9 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Alma Cottage**  
**Anglers Lane**  
**London**  
**NW5 3DE**

Proposal: Erection of front extension at ground floor level.

Drawing Nos: Site Location Plan at 1:1250; 20AL13/01; 20AL13/02; 20AL13/03;  
20AL13/04; 20AL13/05; 20AL13/06; 20AL13/07; 20AL13/08; 20AL13/09; 20AL13/10;  
20AL13/11

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 During the construction period no storage of materials shall take place within the crown spread of the trees to be retained on site.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 20AL13/01; 20AL13/02; 20AL13/03; 20AL13/04; 20AL13/05; 20AL13/06; 20AL13/07; 20AL13/08; 20AL13/09; 20AL13/10; 20AL13/11.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed extension would infill a gap at the front of the host dwelling and would be subordinate in scale and appearance. Due to its size and siting and the front boundary treatment, the extension would not be visible in the street scene along Anglers Lane and the proposal would also allow for the retention of a reasonable sized private garden to serve the host dwelling. The proposed extension, by virtue of its size, siting and design would not impact detrimentally on the visual and residential amenities of the occupiers of neighbouring properties.

The fenestration on the proposed extension would not relate to the existing fenestration on the host building and the extension would be approximately 0.1 metres taller than the existing boundary wall at the western edge of the application site. However, such an extension in this location is not considered to be harmful to the character or appearance of the host building, the street scene or the Inkerman Conservation Area because the application site is well screened from public view by the front boundary treatment and the host dwelling differs from its direct neighbours by virtue of the significant set back from the highway boundary and the fact the private garden to serve the dwelling is at the front instead of the rear. The proposed extension would therefore not disrupt an established pattern in the street scene. The wide ground floor opening would also allow views from the dwelling

towards the private garden and would allow for greater sunlight/daylight within the extended dwelling. A condition is added to protect the existing trees on site during the construction work.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 The applicant is advised that this permission does not extend to the removal of any trees within the application site and the trees are protected by conservation area legislation.
- 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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment