

Mr. Ian Hume  
Totem Studio  
2 Alexander Street  
London  
W2 5NT

Application Ref: **2015/1570/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

9 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**55 Gondar Gardens**  
**London**  
**NW6 1EP**

Proposal:  
Erection of a single storey side extension and an enlarged rear extension following demolition of existing rear extension.

Drawing Nos: PA01, PA02, PA03, PA04, PA05, PA06, S001, S002, S003, S004, S005

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 PA01, PA02, PA03, PA04, PA05, PA06, S001, S002, S003, S004, S005

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of the erection of an L shape rear extension following the demolition of an existing rear extension. The proposed extension would extend a further 1.7m from the rear wall of the existing rear extension. It would infill the current gap between the rear outrigger of the subject property and the boundary wall with No. 53 Gondar Gardens. The width of the proposed extension would be 5.6m at the rear. The height of it would be 3.4m. The rear wall and the roof height of the proposed extension would be in line with the approved extension (Ref. 2014/6467/P) at No. 53. The extension would be constructed with render walls and fixed double glazed panel doors of similar appearance as the approved extension at No. 53. Double glazed skylights would be installed on the top of the proposed extension. It is considered that the proposed extension is a subordinate feature to the host building. The design and materials of the proposed extension would respect the character and appearance of the host building and is in general compliance with the advice in CPG1.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. 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, 56 -66 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 Noise and Licensing Enforcement Team, 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 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