

Mr Peter Kirkness
NW1 Design
Charlton House
Hollow Lane
Lingfield
Surrey
RH7 6NS

Application Ref: **2015/1603/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
72 Marquis Road
London
NW1 9UB

Proposal: Erection of single storey ground floor rear extension

Drawing Nos: L-01, L-02, L-03, P-01, P-02, P-03, P-04, E-01, E-02, S-01, S-02 and Design & Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: L-01, L-02, L-03, P-01, P-02, P-03, P-04, E-01, E-02, S-01, S-02 and Design & Access Statement.

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.

The application site is a three storey mid-terraced single-family dwelling house with a raised ground floor at 72 Marquis Road. The site is not listed but lies within Camden Square Conservation Area.

The proposal seeks permission for a new full-width single storey ground floor rear extension with green roof and roof-light. The rear extension would measure 3.4m in height, and at 3.6m in depth will be a similar depth to existing rear extensions at the adjacent properties, Nos.70 and 74 Marquis Road. There is an existing double-storey rear extension, at the adjacent property at No.74. The proposed extension would obscure ground floor side window at no.74 Marquis Road. However, this is a small secondary window comprising obscured glazing and does not currently serve a habitable room. The proposed extension is considered an appropriate and modest scale of development relative to the host property and the surrounding area.

The extension would have a flat roof, a timber-clad façade and bi-folding aluminium glazed patio doors to the rear garden. Though contemporary in character it is considered that the extension will complement the existing dwelling house. The extension would not be visible from any public space. Located to the rear of the property and in a context where there are already existing rear extensions at adjacent properties which are not in keeping with the design of the primary building

the proposed extension will be in keeping with the prevailing character of development. The green roof will reduce the visual impact of the proposal from the upper floors of adjoining properties. As such the proposal is considered to acceptably preserve the character of the Camden Square Conservation Area.

The proposal would obscure the ground floor side window of the adjoining property. As the window is already obscure the proposal will not affect the outlook of the adjoining dwelling. While the proposal will result in loss of almost all light to this window, the window is in a highly vulnerable position on the boundary with the adjoining property. As such loss of light to this window is not considered to be reason to refuse the application. Otherwise the bulk of the extension would be contained within the adjoining extensions and as such not result in any further amenity impacts.

The proposal includes a green roof which will add to the sustainability of the proposal. Details of the green roof have not been provided. As such a condition is included requiring additional details prior to construction.

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.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 DP22, 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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 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.
- 4 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.

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