

Mr Richard Symonds
63D Belsize Park Gardens
London
NW3 4JN

Application Ref: **2015/1957/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6 Pandora Road London NW6 1TT

Proposal:

Erection of a single storey rear extension (revised)

Drawing Nos: 21 (May 15), 14 (May 15), 15 (May 15), 16 (May 15), 11 (Mar 15), 10 (Mar 15), 09 (Mar 15), 08 (Mar 15), 07 (Mar 15), 06 (Mar 15), 05 (Mar 15), 04 (Mar 15), 03 (Mar 15), 02 (Mar 15), 01 (Mar 15),

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: 21 (May 15), 14 (May 15), 15 (May 15), 16 (May 15), 11 (Mar 15), 10 (Mar 15), 09 (Mar 15), 08 (Mar 15), 07 (Mar 15), 06 (Mar 15), 05 (Mar 15), 04 (Mar 15), 03 (Mar 15), 02 (Mar 15), 01 (Mar 15).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to erect a single storey rear extension. The proposed extension is considered to have an acceptable impact upon the host dwelling, surrounding area, and neighbouring amenities.

The application site is a terraced two storey dwellinghouse with a two storey rear projection and is neither a listed building nor located within a conservation area. The application has been revised, removing the proposed rear dormer and altering the roofscape and materials of the proposed rear extension.

The proposed rear extension would have a depth of 5.4 metres abutting the shared boundary with No. 8 Pandora Road at a height of 2.6 metres. There is an existing impact of the two storey rear element of the application property proposed which extends to a depth of 3.65 metres at a distance of 3.5 metres from the shared boundary. Given that the height of the proposed wall facing No. 8 would be 2.6 metres, it is considered that the impact of this proposed wall would not be substantially greater than the impact of a boundary fence/wall of 2 metres in height which could be erected along the shared boundary between the properties. The proposed rear extension would also abut the shared boundary with No. 4 Pandora. In this regard, the proposed extension would match the height and depth of the existing single storey rear element and would be screened by the mirror development within No. 4's site. Given the proposed height of the wall facing No. 8 Pandora Road and the existing built form, it is not considered that the proposed development would have a detrimental impact on the amenities of the occupiers of neighbouring properties.

The development will have some negative impact in terms of the potential for creating an unsympathetic addition to the existing dwellinghouse and the surrounding area by virtue of creating single storey rear element the extends the full width of the dwellinghouse. However there are examples of rear extensions within the terrace, including No. 14 and No. 18 Pandora Road and in the wider

area there is a variety of rear extensions such as those at No. 10 and No. 14 Holmdale Road which form a similar pattern of development. The proposed extension would not extend beyond the depth of the existing rear projection and would comprise a pitched roof at a low height and lightweight materials such as glass in order to mitigate the impact of the additional bulk and reduce the potential visibility and harm of the proposed rear extension. It is therefore considered that the proposed development would, on balance, have an acceptable impact upon the character of the host dwelling and the surrounding 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 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 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



Ed Watson

Director of Culture & Environment