

Mr Jonathan Percival
6 Honeybourne Road
London
NW6 1JJ

Application Ref: **2015/2095/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

19 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Honeybourne Road
London
NW6 1JJ

Proposal:
Erection of a two storey rear extension and loft conversion to dwelling house (Class C3).

Drawing Nos: Design and Access Statement; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12;
13; 14; 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 shall be carried out in accordance with the following approved plans: Design and Access Statement; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15.

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

- 2 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).

- 3 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 and DP 25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed 2 storey with loft conversion rear extension is subordinate to the existing 3 storey host building in terms of its scale, design, height and location by bringing the facade of the existing extension slightly forward onto the patio area - thus minimizing potential loss of garden area and by keeping the design of the proposed extension's rear facade, particularly at upper level, with pitch roof and fenestration to match the existing.

The proposed side dormer and side window are appropriate in terms of their size, design and location and are acceptable additional features providing a balanced appearance, all in proportion with the existing fenestration to the side elevation.

Several amendments for this scheme has led to this final version which is embodying all the recommendations made throughout the various assessments at pre-application stage. The applicant has responded positively in addressing the various design issues regarding the size and scale of the extension.

The overall proposal is of a modest projection further forward of existing building line. There are other large rear extensions to properties in the vicinity of the application site.

The development will not affect the adjoining neighbours' amenity in terms of loss of light, outlook or privacy, as the overall height and size of the proposal, due to the location of the extension set back from the existing boundary fences and walls, will not have any significant impact.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received following statutory consultation.

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 DP24, DP 25 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 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



Ed Watson
Director of Culture & Environment