

Mr Joe Carter
Site Specific Ltd
305 134-146 Curtain Road
London
EC2A 3AR

Application Ref: **2015/2200/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

22 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground and 1st Floor Rear
34 Mansfield Road
London
NW3 2HP

Proposal:
Erection of single storey side and rear extension.
Drawing Nos: Site Location Plan at 1:1250; 470/PL/100; 470/PL/101; 470/PL/102;
470/PL/110 REV B; 470/PL/111 REV B; 470/PL/112.

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 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: Site Location Plan at 1:1250; 470/PL/100; 470/PL/101; 470/PL/102; 470/PL/110 REV B; 470/PL/111 REV B; 470/PL/112.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be secondary to the host building in terms of location, form, scale and proportions and the plans have been revised during the course of the application to reduce the impact on neighbouring properties in terms of sunlight and daylight, overshadowing, outlook and a sense of enclosure. Furthermore, the proposed works would not cause a loss of amenity by reason of privacy/overlooking. The extension would also allow for the retention of a reasonable sized rear garden to serve the host dwelling.

The proposed extension would have an irregular form insofar as the new side projecting element would extend further rearwards than the original outrigger at the host building. However, the overall length of the extension and the eaves height adjacent to the party boundary have both been reduced in order to limit the impact on neighbouring properties, whilst still allowing for the creation of additional floor space within the host dwelling, and the proposal now represents an acceptable compromise.

The proposed works would involve the loss of a projecting bay window, which is an original architectural feature, and the fenestration in the new extension would not relate to the fenestration on the upper floors of the host building. However, the impact is not considered to be so great as to warrant a refusal of the application, particularly because similar works have been undertaken to other properties in the wider terrace and the works relate to the lower ground floor of the host building and would not be visible in the public realm.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 and 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 and CS14 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 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

