

Mr Carlo Lemmetti
Cubit Consulting
19 Hayward's Place
London
EC1R 0EH

Application Ref: **2015/1953/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

26 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 3
25 Adelaide Road
London
NW3 3QB**

Proposal:

Erection of a lower ground floor single storey rear extension

Drawing Nos: Design & Access Statement, 9319 Drg 001, 002, 003, 004, 005, 006 Rev B, 008, 010 Rev A & 011

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 006 Rev B, 008, 010 Rev A & 011.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal was revised during the application. The proposed lower ground floor single storey rear extension would project 4.4m in depth, extend across the entire rear elevation amounting to approximately 6m in width and a height of 3.2m. The proposed rear extension would be partially set below the existing ground depth by approximately 0.4m. The height of the extension against the boundary would be approximately 2.8m considered to meet the 45 degree angle light test from the adjacent rear doors at both no 23 and no 27. The 4.4m depth of the extension would result in the creation of some modest enclosure however the 2.8m height along the boundary is not considered to result in detrimental amenity concerns to light and outlook from the adjacent door.

The design and style of the proposed extension is similar to other lower ground floor single storey extensions along Adelaide Road and would not appear out of character. The proposed extension would remain secondary to the host property and would be finished in material to match the existing host property.

31 neighbouring properties have been consulted, no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 2015; 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 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