

Mr Lida Kokorelia
Kokorelia Architects Limited
14 Aberdare Gardens
London
NW6 3PY

Application Ref: **2015/2663/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Priory Road
London
NW6 3NS

Proposal:
Erection of single storey extension at rear lower ground floor level and associated fenestration alteration

Drawing Nos: AP00 00, AP100 00, AP101 00, AP110 00, AP111 00, AP120 00, AP112 00, AP200 R1, AP201 R01, AP210 00, AP211 R01, AP213 00, AP220 00 and Site Location Plan.

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 AP00 00, AP100 00, AP101 00, AP110 00, AP111 00, AP120 00, AP112 00, AP200 R1, AP201 R01, AP210 00, AP211 R01, AP213 00, AP220 00 and Site Location Plan.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed lower ground floor rear extension by virtue of its scale, height and location is subordinate to the 3-storey host building. The part width extension, at 5.3m in length would still retain a garden depth of 8.6m..

The proposed extension would be 3.2m in height, which is 0.6m higher than the adjoining neighbour's boundary wall and would not contribute to visual harm as the extension would only be visible from the private properties to the rear elevation.

In terms of detailed design, the use of stock bricks and glazing to the rear and flank elevation is appropriate to the host building.

The associated alteration of a door into a window is of a consistent design and pattern to the host building

The development would not have a detrimental impact to the adjoining neighbours' amenity in terms of loss of light, outlook or privacy. The terminating height, 0.6m above the boundary wall, would not allow views into the adjoining properties, nor would it diminish sunlight/daylight levels.

The site's planning and appeal history has been taken into account when coming to this decision. Two objections were received following statutory consultation which has been addressed separately; please see the consultation summary sheet.

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 s.72 of the 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 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

