

Mr Jason Coleman
Robert Dye Architects
4 Ella Mews
Cressy Road
London
NW3 2NH

Application Ref: **2015/1214/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

17 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Menelik Road
London
NW2 3RP

Proposal:
Erection of a single storey rear extension to the existing single family dwelling (Class C3).
Drawing Nos: Location Plan EX 000; Existing Ground Floor EX001; Existing First Floor EX 002; Existing Second Floor EX003; Existing Roof Plan EX004; Existing Section AA EX101; Existing Section BB EX101; Existing Front Elevation EX201; Existing Rear Elevation EX 202; Existing Side Elevation EX 203; Proposed First Floor PA002A(2); Proposed Second Floor PA003A(2); Proposed Roof Plan PA004A(2); Proposed Section AA PA101A(2); Proposed Section BB PA102A(2); Proposed Rear Elevation PA202A(2)

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 : Location Plan EX 000; Existing Ground Floor EX001; Existing First Floor EX 002; Existing Second Floor EX003; Existing Roof Plan EX004; Existing Section AA EX101; Existing Section BB EX101; Existing Front Elevation EX201; Existing Rear Elevation EX 202; Existing Side Elevation EX 203; Proposed First Floor PA002A(2); Proposed Second Floor PA003A(2); Proposed Roof Plan PA004A(2); Proposed Section AA PA101A(2); Proposed Section BB PA102A(2); Proposed Rear Elevation PA202A(2)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the erection of a single storey rear extension to the existing single family dwelling house following the demolition of the existing single storey rear extension. The extension would extend across the full width across the rear elevation of the building. It is considered that an extension at this level of the house would not have such an overwhelming impact on the style and appearance of the building and the architectural symmetry and character of the upper floors would be retained in long views across the open gardens. By reason of its design, scale and siting, the extension would have no adverse impact on the character or appearance of the host building or the surrounding streetscene.

The replacement extension would be similar in length to the existing but would be between 0.4m and 0.6m higher. No. 8 has an existing single storey extension adjacent to the boundary with the application site and no. 12 has a 1.8m boundary fence that separates the properties. Given the orientation of the rear elevations of the buildings facing north and the boundary treatments with the neighbouring properties, the proposed extension would not be considered to have an adverse impact on the amenity of the neighbouring properties in terms of loss of light, privacy or outlook.

The planning history of the site has been taken into account when coming to this

decision. No objections were received prior to making this decision.

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, 7.6 and 7.8 of the London Plan 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 55-56 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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).
- 4 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

