

Mr. Thomas Housden  
Tom Housden Projects Ltd  
37 Stewart Road  
London  
E15 2BA

Application Ref: **2015/2876/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

20 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Ground Floor Flat**  
**114 Fleet Road**  
**London**  
**NW3 2QX**

Proposal:  
Single storey side extension to existing ground floor flat.

Drawing Nos: EXT402A; EXT140A; EXT100A; EXT400A; EXT401A; PL100B; PL140B;  
PL400A; PL401A; PL402A; PL403A; PL1001 dated September 2014

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:

EXT402A; EXT140A; EXT100A; EXT400A; EXT401A; PL100B; PL140B; PL400A; PL401A; PL402A; PL403A; PL1001 dated September 2014

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

Informative(s):

- 1 Reason for granting permission:

The side infill extension is subordinate in scale being single storey, simple in terms of design and a common form of extension within the locality. It would have a floor space of approximately 9sqm and allow for the retention of 25sqm of outdoor garden and amenity space. The size, design, location of the proposal will not be harmful to the adjoining neighbours' amenity in terms of loss of light, outlook, enclosure or privacy, particularly given the overall setback from neighbouring doors and windows. Furthermore, the rear of the property is enclosed by a high brick wall (approximately 6 metre). The proposal is considered to conserve and enhance the character and appearance of the Mansfield conservation area.

8 neighbours were consulted, a site notice displayed and a public notice published. No objections were received and one letter of support was received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area 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, 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