

Ms Marie-Louise Martin
10 Francis Terrace
London
N19 5PY

Application Ref: **2015/2694/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

23 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Tanza Road
London
NW3 2UA

Proposal:
Erection of shed in side passageway and enlargement of rear lower ground floor window.
Drawing Nos: Site Location Plan; 02; 03; 04; 05; 06; 07; 08; 12; 13; 15; 16; 17; 18; Design
and Access Statement

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 policies 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; 02; 03; 04; 05; 06; 07; 08; 12; 13; 15; 16; 17; 18; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed shed would take the form of a modest single storey side infill extension and so be wholly subordinate to the 4 storey host building in terms of its scale and proportions. Set back from the front and rear facades of the building the shed would be read as a minor addition and so serve to preserve and enhance the setting of the host building within the South Hill Park conservation area.

Constructed with timber doors, glazed panels and a zinc roof the shed would comprise materials that respect its setting. Positioned at lower ground floor level, behind an existing side entrance door there would be limited views of the shed from the street and likewise from neighbouring properties, and so it would have limited impact on visual amenity. Proposal to lower the sill of an existing rear elevation window are also acceptable - by bringing the sill level in line with that of the adjacent window, proposals create symmetry to the rear elevation which is an improvement on the existing condition.

Given that the proposed shed would be positioned at lower ground floor level and beside a high boundary wall with 9 Tanza Road, there is no opportunity for it to cause harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site 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, under section 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 details are 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 and 7.6 of the London Plan 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