

Mr Remo De Lucia
Octiv Architecture Design
13 Highwood Studios
Aylmer Drive
Stanmore
HA7 3EJ

Application Ref: **2015/2725/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

31 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Garden Flat
1 Strathray Gardens
London
NW3 4PA**

Proposal:

External alterations including erection of replacement single storey side extension.
Drawing Nos: 500/15/05, 500/15/04, 500/15/03, 500/15/02, 500/15/01.

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 500/15/05, 500/15/04, 500/15/03, 500/15/02, 500/15/01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side extension is considered to be set back a sufficient distance from the front elevation of the host property to ensure that the established building line of the street would not be compromised. The replacement structure would also maintain an adequate level of openness at the site and would not lead to the blocking of any visual gaps or views that are a characteristic of the area. Furthermore, the proposals limited visibility is considered not to have a significant impact to the character of the host dwelling or the appearance of the surrounding Belsize Park Conservation Area given the presence of a number of similar sized side extensions to lower ground floor properties along this side of Strathray Gardens.

Whilst the proposed extension would project slightly further (0.7m) along the shared boundary line with No.3C Strathray Gardens the maximum height of the proposal would remain the same as the existing. Therefore the proposed development is considered not to have a significant impact to the occupiers of No.3C or any other neighbouring dwellings in terms of loss light, outlook or privacy.

No objections have been received following statutory consultation. The sites planning history has been taken account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 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).

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