

Mr Simon Miller Architects
Simon Miller Architects Ltd
1033B Finchley Road
Temple Fortune
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United Kingdom

Application Ref: **2015/3034/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Laurier Road
London
NW5 1SG

Proposal:
Single storey glazed side extension to enclose access passage. Installation of window in rear elevation at second floor.
Drawing Nos: Design & Access Statement, 373/PL01, 373/PL02, 373/2PL03, 373/2PL05, 373/PL06, 373/2PL00, 373/2PL07, and 373/2PL11.

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:

Design & Access Statement, 373/PL01, 373/PL02, 373/2PL03, 373/2PL05, 373/PL06, 373/2PL00, 373/2PL07, 373/2PL11 and 373/FC 13.

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

Informative(s):

- 1 Reasons for granting permission:
The side extension would be screened from views due to the brick boundary wall which will be increased slightly in height, the replacement timber side access door (to match existing) and the proposed bike store granted under permission 2014/6708/P. The extension would therefore be acceptable in terms of design as it would not be visible in the streetscene.

The proposed side extension is not considered to result in loss of privacy or light to neighbours given its height would not exceed the revised height of the boundary wall (2.4m) and therefore no overlooking would occur. There would be no loss of light to the neighbouring property given the separation distance between the boundary and the nearest residential windows (15m). The proposed second floor window would not increase overlooking beyond the existing situation given there are windows at that level already and that the window faces the garden, and overall the development is considered acceptable in terms of amenity.

Neighbouring occupiers were consulted on the application, a site notice was displayed from 08/07/2015- 29/07/2015 and a press notice was published on 09/07/2015. No objections were received. The site's planning history was taken into account in 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 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 amendments since 2011; and paragraphs 14, 17, and 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