

Mr. David Springett
Weldon Walshe
20 Grosvenor Place
London
SW1X 7HN

Application Ref: **2015/3633/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

6 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**4 Cannon Lane
London
NW3 1EL**

Proposal:

Erection of single storey side/rear extension at upper ground floor level including terrace above, replacement aluminium framed windows and metal doors, erection of privacy screen along the western boundary (1.8m higher than the existing boundary treatment) and rendering of brickwork on the rear elevation.

Drawing Nos: 1385_1001; 1385_1000; 1385_120; 1385_111; 1385_110; 1385_104; 1385_103; 1385_102; 1385_101; 1385_020; 1385_010; 1385_004; 1385_003 1385_002; 1385_001; Planning Statement; Design and Access Statement, email dated 04/08/15.

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: 1385_1001; 1385_1000; 1385_120; 1385_111; 1385_110; 1385_104; 1385_103; 1385_102; 1385_101; 1385_020; 1385_010; 1385_004; 1385_003 1385_002; 1385_001; Planning Statement; Design and Access Statement, email dated 05/08/15.

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the proposed privacy screen, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the conservation area and a white rendered finish would reflect the use of render elsewhere on the building. Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. Given the terraces location in line with the rear building line of the adjoining property, the proposal is not considered harmful to the amenity of the neighbouring occupiers at no. 5 Cannon Lane. Other properties are located too far away to be significantly impacted by the proposal. The proposed terrace would be subordinate in scale and location to the host building and would be of an appropriate design by virtue of the proposed lightweight materials reflecting the material on the host

building.

In conservation areas original architectural features such as windows should be retained wherever possible, however the application site is of a modern appearance and the proposed alteration would not harm the character and appearance of the building or conservation area despite the use of non-traditional materials such as aluminium to replace timber framed window frames. The formation of a larger opening in the south west side elevation would not exacerbate the current level of overlooking into 5 Cannon Lane from the host building and the proposal is not considered to be harmful to residential amenity in terms of outlook. The installation of a privacy screen 1.8 m higher than the existing boundary treatment is considered acceptable in this location due to the significant degree of overlooking between nos. 4 and 5 Cannon Lane, exacerbated by the scale and location of a new first floor terrace at no. 5. The proposed screen is considered to be in keeping with the existing boundary treatment and modern aesthetic of the property.

In conservation areas original brickwork should not be rendered, however the proposal is not considered to harm the character or appearance of the host building and the area generally. The proposed render will match the existing white render unifying the rear elevation. Furthermore the buildings rear façade is not visible from the wider conservation area. The retention of brickwork at the front is welcomed in conservation terms, as this is the predominant material in this part of the conservation area.

The proposed fencing can be installed under permitted development and does not require an application for planning permission.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment