

Mr Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2015/2846/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

23 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**36 Laurier Road**  
**London**  
**NW5 1SJ**

Proposal:  
Erection of single storey infill extension to rear lower ground floor and replacement doors to rear ground floor.

Drawing Nos: 389-100-E; 101-E; 102-E; 103-E; 104-E; 105-E; 200-E; 201-E; 300-E; 301-E;  
101-P; 102-P; 103-P; 104-P; 105-P; 200-P; 201-P; 300-P; 301-P

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 389-100-E; 101-E; 102-E; 103-E; 104-E; 105-E; 200-E; 201-E; 300-E; 301-E; 101-P; 102-P; 103-P; 104-P; 105-P; 200-P; 201-P; 300-P; 301-P

Reason:

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

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

Reason:

To safeguard the amenities of the adjoining residents.

#### Informative(s):

- 1 Reasons for granting planning permission.

The proposed rear extension is subordinate in scale and location to the four storey host building as a single storey infill between the existing three storey wing and boundary wall. It does not extend beyond the existing rear wall of the projecting wing and would not be any higher than that of the proposed rear extension to the adjoining property. The application dwelling is one of a pair of semi-detached properties and the adjoining neighbour at 34 Laurier Road has recent planning permission for a single storey extension in the mirroring location.

The extension is an appropriate design as it respects the original proportions of the building and architectural style. It would not be visible from the wider public realm and allows for the retention of a reasonable sized garden which respects the ratio of built to unbuilt space. The use of reclaimed brick and timber glazed doors that closely match the glazing patterns and proportions of the original windows are sympathetic to the architectural features of the existing building and help to preserve the character of the host building and the Dartmouth Park Conservation Area. The use of modern materials is used sensitively and limited to the extension glazing and is not considered harmful to the character or appearance of the Dartmouth Park Conservation Area because it does not dominate the existing building.

Whilst the development would extend to the boundary it is single storey and due to

its size, height and location would not harm the amenity of the adjoining residential occupiers in terms of outlook, loss of privacy or access to daylight and sunlight.

No objections have been received prior to making this decision and the site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 55 -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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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