

Mr Yiannis Pareas
Yiannis Pareas Chartered Architects
82 Mill Lane
London
NW6 1NL

Application Ref: **2015/3887/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**82 Mill Lane
London
NW6 1NL**

Proposal:
Two storey rear extension (lower and upper ground floor level) and single storey rear extension (lower ground floor level) with lean-to roof

Drawing Nos: 376/101; 376/1; 376/2; 376/3; 376/4; 376/5; 376/6

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 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: 376/101; 376/1; 376/2; 376/3; 376/4; 376/5; 376/6.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed part two storey and part single storey rear extension would be secondary to the host building in terms of location, scale, proportions, dimensions and detailing and the proposed works would not impact on the character and appearance of the host building as viewed in the street scene along Mill Lane. The proposed extension would also allow for the retention of a reasonable sized rear yard to serve the host dwelling.

The proposal would not cause undue harm to the visual and residential amenities of the occupiers of nearby and neighbouring properties by way of privacy/overlooking, sunlight and daylight or overshadowing, loss of outlook or a sense of enclosure.

The proposed extension would infill the gap to the side of the original outrigger at the host building and the single storey element would extend further rearwards than the outrigger, which would alter the original form of the building. However, the works are at the rear where they would not be visible in the public realm and the harm is therefore limited. The new fenestration at the lower ground floor level would not relate to the fenestration on the upper floors of the host building; however, the fenestration would not be visible in the public realm either and the large expanse of glazing would allow for greater levels of sunlight/daylight within the extended building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 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