

Mr Jonathan Lawlor
Jonathan Lawlor Architect
55 Oak Village
London
NW5 4QL

Application Ref: **2015/3398/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

24 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Elaine Grove
London
NW5 4QG

Proposal:
The erection of a single storey infill extension to the rear at ground floor level.
Drawing Nos: 11EG/01, 11EG/02, 11EG/03, 11EG/04, 11EG/05, 11EG/06, 11EG/07, 11EG/08, 11EG/09, 11EG/10, 11EG/11 and Design and Access Statement dated June 2015.

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 11EG/01, 11EG/02, 11EG/03, 11EG/04, 11EG/05, 11EG/06, 11EG/07, 11EG/08, 11EG/09, 11EG/10, 11EG/11 and Design and Access Statement dated June 2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension is subordinate to the host building in terms of its form and proportions. The extension is unlikely to cause additional bulk as it is entirely housed within the unutilised space to the flank elevation which forms part of the existing rear extension. The property is locally listed and it is not anticipated that the proposal would not affect its special character given the rear location and the detailed design of the proposals.

The extension would infill the space beside the existing two storey outrigger and would consist of a mono-pitched roof which would be sympathetic to its setting. The choice of materials, in particular the matching yellow stocks, white painted render, black drainpipes and slate roof would match the architectural qualities of the host building. The proposed materials used would be consistent with the design of the neighbouring properties.

The proposed extension allows for the retention of a reasonable proportion of the garden, so the harm caused by the loss of the side passage is negligible. The addition of three horizontal rooflights to the infill extension and would have limited visual impact on their setting, as they are not visible from the public realm. The proposed extension would be designed with Fineline aluminium window and double doors are considered appropriate alteration which balances the arrangement of the rear elevation fenestration.

Due to the proposed extension's size and location, there would be no harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

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

decision.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS5, and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP26. The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14,17 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