

Amy
Design Team
Unit 1F 26-32 Voltaire Road
London
SW4 6DH

Application Ref: **2015/3664/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)

Full Planning Permission Granted

Address:
27 Bartholomew Road
London
NW5 2AH

Proposal:
The erection of a single storey full width ground floor extension to the rear elevation.
Drawing Nos: PP 00, PP 01, PP 02, PP 03, PP 04, PP 05, PP 06, PP 07 and PP 08.

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 PP 00, PP 01, PP 02, PP 03, PP 04, PP 05, PP 06, PP 07 and PP 08.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed rear extension follows the demolition of the existing half-width extension at ground floor level. The extension would be full width. However, there would not be significant increase in the height, depth and width in comparison with the existing rear extension. As such, the proposed works are considered acceptable in design. The materials would match the aesthetic of the host property and are considered to be appropriate .i.e. the powder-coated aluminium doors and painted timber windows would match the architectural characteristics of the host building. A significant amount of garden space would be retained.

The proposed rooflights would be relatively flush with the existing flat roof and no objection is raised.

The rear extension would not result in loss of light to neighbouring properties due to the gap between the detached neighbouring properties. No overlooking would occur as the glazed doors in the rear elevation would face the garden of the subject flat. As such, it would not impact upon daylight/sunlight, overlooking, loss of privacy nor contribute to a sense of enclosure.

Neighbouring occupiers were consulted on the application and no objection was 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 Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 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 paragraphs 14, 17, 56-66 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