

Mr Dominic Severs
Solindan Limited
Unit 10
18A Arthur Street
Hove
Brighton and Hove
BN3 1RB

Application Ref: **2015/3965/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

1 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
154 Agar Grove
London
NW1 9TY

Proposal:
Erection of a single-storey rear extension with roof terrace over; alterations to window opening at upper ground floor level to form French doors to roof terrace.
Drawing Nos: 019-2.02-150707-DA, G-001 Revision A, G-002 Revision A, G-005 Revision A, G-006 Revision A, G-007 Revision A, G-010 Revision A, G-105 Revision B, G-106 Revision B, G-108 Revision B, and G-110 Revision B.

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 policies 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: 019-2.02-150707-DA, G-001 Revision A, G-002 Revision A, G-005 Revision A, G-006 Revision A, G-007 Revision A, G-010 Revision A, G-105 Revision B, G-106 Revision B, G-108 Revision B, and G-110 Revision B.

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

- 4 The use of the roof as a terrace shall not commence until the privacy screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed ground floor extension would be 5.5m from the original rear wall at its deepest point and whilst this is a large extension, it would match the depth of the recently granted extension at 152 Agar Grove and be set in 3m from 156 Agar Grove. The height, depth and design of the ground floor extension are consistent with other developments in the group of terraced properties on this side of Agar Grove and it is not overly bulky. If 152B Agar Grove does not implement their extension, it is considered the extension would still be acceptable as it would only extend 3.3m beyond the existing projection. The materials are sympathetic to the main property and overall the design is considered acceptable. The extension will not harm the character and appearance of the host property, its neighbours and the conservation area.

The extension shall match the depth of the extension proposed at 152 Agar Grove and the line of the existing rear projection at 156 Agar Grove. The height and depth of the extension would mean that loss of light and outlook would not occur to either side. The brick parapets with opaque glazed screens on both sides of the roof terrace shall maintain privacy between the neighbouring properties. Whilst some

noise may be generated from the use of the proposed roof terrace, this noise would be domestic in nature and could also arise from the occupants using their rear garden.

Two objections were received in relation to the development, which have been duly considered in assessing the proposal. The site's planning history was taken into account in coming to 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 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 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