

Mr Brian Oreilly
Brian Oreilly Architects
31 Oval Road
London
NW1 7EA
United Kingdom

Application Ref: **2015/3978/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

11 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Oakeshott Avenue
London
N6 6NS

Proposal: Erection of single storey rear extension, single storey side extension and front porch extension

Drawing Nos: Design and Access Statement, 401-100-E rev A, 401-101-E, 401-102-E, 401-103-E, 01-104-E, 01-200-E, 01-201-E, 01-300-E, 401-101-P, 401-102-P, 401-103-P, 401-104-P, 401-200-P, 401-201-P, and 401-300-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 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:

Design and Access Statement, 401-100-E rev A, 401-101-E, 401-102-E, 401-103-E, 01-104-E, 01-200-E, 01-201-E, 01-300-E, 401-101-P, 401-102-P, 401-103-P, 401-104-P, 401-200-P, 401-201-P, and 401-300-P.

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

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission was granted for the side and rear extensions in April 2012 (2012/1589/P) and in April 2009 (2009/0823/P) which has subsequently expired. The officer assessing the application in 2012 concluded that there have been no significant material changes either in policy objectives or in site circumstances since the granting of the original permission which would affect the positive determination of the application. The policies and guidance currently used to assess planning applications have not changed significantly since 2012 and it is considered the original assessment stands from 2009 that the proposed scheme uses appropriate materials and that it is not considered that the development would have any harm upon the character and appearance of the conservation area. It is considered that the proposed extension would not impact on the neighbouring properties in terms of loss of privacy and that the proposed extension would not cause loss of sun/daylight or outlook to the habitable rooms of both adjacent properties.

The current proposal includes an extension to the existing porch in the front elevation of the property which has not been included in the previous applications. The proposed porch is considered sympathetic to the host building and consistent with other examples of front porches on Oakeshott Avenue. The porch is to be constructed from materials to match the main property, conserving the character of the building. The porch is considered acceptable in design terms and would not have any impact on the amenity of neighbouring occupiers.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application, the application was advertised in the paper on 06/08/2015 and a site notice was erected from 31/07/2015-21/08/2015. One objection has been received and taken into account in determining this application. The site's planning and appeal history was taken into account in coming to this decision.

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, 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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment