

Mr Jeremy Wight
Brod Wight Architects
81 Haverstock Hill
London
NW3 4SL

Application Ref: **2015/4178/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

23 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Camden Park Road
London
NW1 9AX

Proposal: Erection of rear extension at lower ground floor and upper ground floor levels

Drawing Nos: 1045-AP01; 1045-AP02; 1045-AP03; 1045-AP04; 1045-AP05.

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 1045-AP01; 1045-AP02; 1045-AP03; 1045-AP04; 1045-AP05.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed 2 storey rear extension is considered subordinate in scale and location to the host building. The proposal will extend 1.8m at lower ground floor level to the south-eastern half of the building and 1.2m at lower and upper ground floor level from the existing extension to the north-western half of the building which will create a staggered appearance to the extension. The lower ground floor extension to the south-eastern half of the building will match the depth of the existing extension at no.29. The increase in depth of the existing two storey extension by 1.2m is considered acceptable as it will respect the rhythm and depth of the various rear extensions along Camden Park Road and it will not extend any further than the two storey full-width extension at no.27 which was granted permission in 2008 (LPA Ref: 2008/4840/P). A reasonably sized garden will also remain as a result of the proposal. The choice of white render and London stock brickwork is consistent with the existing building and the proposed glazing and lightweight clear glass balustrade at upper ground floor level is also considered acceptable. Whilst the development will have some visual impact, this will be limited to views to the rear of the building and it not considered harmful to the character or appearance of the host building, street scene or the Camden Square Conservation Area.

The extension at upper ground floor level will maintain the height of the existing rear extension. It is considered that sufficient levels of the light will still reach into the adjoining windows. The proposed Juliet balcony at first floor level will not create an unacceptable impact on the amenity of the adjoining occupiers. Overlooking into the adjoining gardens is currently possible due to the relatively low level of the separating garden wall which stands at 1.4m. Due to its size, depth and location, the alterations would not significantly harm the amenity of adjoining residential occupiers in terms of loss of light, overlooking or enclosure.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special

attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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