

Mrs Karen Cowan
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6 The Broadway
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Application Ref: **2015/4299/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

25 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**7 Conybeare
London
NW3 3SD**

Proposal:
First floor extension to incorporate the existing balcony within the dwellinghouse and alterations to fenestration on front elevation

Drawing Nos: Site Location Plan at 1:1250; 470/L/01; 470/L/02 Rev A; 470/L/03; Proposed elevations and sections

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: Site Location Plan at 1:1250; 470/L/01; 470/L/02 Rev A; 470/L/03; Proposed elevations and sections.

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

Informative(s):

- 1 Reasons for granting permission

The proposed first floor extension would respect and preserve the original design and proportions of the host building and, given the relatively modest scale of the works, the extension would respect and preserve the historic pattern and established townscape of the surrounding area.

The proposed new fenestration on the front elevation of the host building would be in keeping with the existing fenestration on the building and would not detract from the architectural style of the building or the street scene along this part of Conybeare.

The proposed first floor extension would increase the bulk and mass of the host building; however the increase in size would be relatively minor and the works would match in form the works that have been carried out at the adjoining building, No. 22 Quickswood. As such, the symmetry of the overall building, when viewed from the West, would be restored.

The proposal would not cause harm to the visual and residential amenities of neighbouring and nearby properties by way of visual privacy and overlooking, overshadowing and outlook, or loss of sunlight/daylight.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 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 the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 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