

Ms Elena Comai  
ECA studio  
26 Avenell Mansions  
Avenell Road  
London  
N5 1BN

Application Ref: **2015/4903/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

6 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**35 Aberdare Gardens**  
**London**  
**NW6 3AJ**

Proposal:  
Enlargement of rear part width extension, replacement roof level room, increase front bay window height, replacement of windows throughout.

Drawing Nos: Design and Access Statement, SMAH\_P01, SMAH\_P02, SMAH\_P03, SMAH\_P04, SMAH\_P05, SMAH\_P06, SMAH\_P07, SMAH\_P08, SMAH\_P09 and SMAH\_P10.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, SMAH\_P01, SMAH\_P02, SMAH\_P03, SMAH\_P04, SMAH\_P05, SMAH\_P06, SMAH\_P07, SMAH\_P08, SMAH\_P09 and SMAH\_P10.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Manufacturer's specification details of all facing materials and samples of those materials (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

By virtue of its size, position, scale and design, the proposed ground floor part width rear extension is considered to be acceptable and would represent a subordinate structure which would preserve and enhance the character and appearance of the host building and the surrounding area.

The replacement roof level room shall be largely invisible from surrounding views and would be sympathetic tiles to match the colour of the brickwork and would incorporate the roof level tank into the one structure.

The replacement windows throughout are to be timber framed as shall the replacement front door and are considered a design consistent with the properties and the conservation area. The installation of windows to replace the garage door shall also be consistent with the other properties in the street and would restore a more traditional appearance to the front elevation.

The proposal is considered acceptable in terms of amenity. The rear extension would not cause any loss of light or overlooking to neighbours due to the

separation between the extension and any windows nearby.

No objections were received in relation to this development. The site's planning history and relevant appeal decisions were taken into account when 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



Ed Watson

Director of Culture & Environment