

Claire Kennedy
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15 Cromwell Road
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SW7 2JB

Application Ref: **2015/4680/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Croftdown Road
London
NW5 1EL

Proposal:

Construction of single storey rear extension (following demolition of existing ground floor rear extension); replacement balustrade and parapet wall to existing third floor roof terrace and new motorised roof hatch; replacement of existing single glazed timber sash windows with double glazed timber sash windows; and replacement rooflight to eastern roofslope.

Drawing Nos: 17CR(EX)001, 17CR(EX)002, 17CR(EX)010, 17CR(EX)011, 17CR(EX)012, 17CR(EX)020, 17CR(EX)026, 17CR(EX)027, 17CR(PL)100, 17CR(PL)101 Rev.B, 17CR(PL)102 Rev.B, 17CR(PL)200 Rev.B, 17CR(PL)251 Rev.B, 17CR(PL)252 Rev.B, and Planning statement dated August 2015.

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: 17CR(EX)001, 17CR(EX)002, 17CR(EX)010, 17CR(EX)011, 17CR(EX)012, 17CR(EX)020, 17CR(EX)026, 17CR(EX)027, 17CR(PL)100, 17CR(PL)101 Rev.B, 17CR(PL)102 Rev.B, 17CR(PL)200 Rev.B, 17CR(PL)251 Rev.B, 17CR(PL)252 Rev.B, and Planning statement dated August 2015.

Reason:

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

- 4 The flat roof of the rear ground floor extension hereby approved shall not be used at any time as a roof terrace without the express permission of the Council.

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 demolition of the existing single storey rear lean-to extension and the erection of a new single storey extension with rooflight is considered acceptable. The proposal is considered to improve the appearance of the host building by virtue of its design and materials. The use of red bricks and timber doors would match the host dwelling and ensure the development is a complementary addition. Although the extension would be higher than the neighbouring extension at no.19 due to the raised ground level of the host property, it would not read as an overly bulky structure due to the existing raised sloping upstand between the properties.

The terrace at roof level was installed approximately 25 years ago, and is therefore not under consideration as part of this application. The proposed low level parapet wall is considered a minor alteration that would not harm the character of the host

property. Although the proposed black metal handrails would be visible from ground level to the rear, they are considered an improvement to the existing wooden fencing and would not be visible at street level. The replacement roof hatch to provide access to the roof terrace is set back from the roof edge and would not be visible from ground level or the public realm.

The proposed replacement of the existing single glazed windows with double glazing is considered acceptable. Whilst single glazed windows often contribute to the character of conservation areas, the double glazed units proposed are the same size, design, materials and opening method as existing. As such the proposal would conserve and enhance the character or appearance of the host building, street scene or the Dartmouth Park Conservation Area. Similarly, the replacement rooflight to the side elevation is conservation grade, set behind the existing side gable roof slope and therefore not visible from the wider public realm.

The proposals are not considered to cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy. The proposal was amended at the officer's request to remove the first floor terrace over the rear extension due to the harm caused to neighbouring privacy.

Two objections were received from an adjoining neighbour and the Dartmouth Park CAAC and duly taken into account prior to making this decision. The CAAC objection was removed following clarification of details. The site's planning history has been 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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment