

Mr Peter Morris
Peter Morris Architects
2B Fairbridge Road
London
W1W 6RH

Application Ref: **2015/3344/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

14 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Lupton Street
London
NW5 2HT

Proposal: Erection of a single storey full width rear extension and erection of an outbuilding at rear of garden.

Drawing Nos: 001, 002 REVA, 003 REVA, 009 REVE, 010 REVD, 015 REVA, 016 REVA, 020 REVE, 030 REVF and 157 REVC .

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 001, 002 REVA, 003 REVA, 009 REVE, 010 REVD, 015 REVA, 016 REVA, 020 REVE, 030 REVF and 157 REVC.

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The flat roof of the extension and outbuilding hereby approved, shall not be used as a roof terrace and shall only be accessed for maintenance purposes only.

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 proposed rear extension would infill a proportion of the existing patio area and would retain a reasonable amount of garden space. The extension would have a smaller depth compared to the extension at No. 22 which is significantly higher than the extension being proposed. The extension would be subservient to the host building and have an acceptable contemporary design.

Following officer's advice the proposed replacement of the windows with new door and installation of terrace, balustrade and screening were omitted from the

proposed scheme.

The proposed outbuilding is largely hidden by the existing planting at the rear of the garden. The size and scale of the proposed outbuilding has been revised in height, design and depth at officer's request.

The extension and outbuilding, by virtue of its size, siting and design, would not cause a loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, privacy/overlooking, or a sense of enclosure.

No objections have been received in relation to the proposals and the application site's planning history was taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP22, DP23, DP24, DP26 and DP32 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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment