

Mr Alton Campbell
Bluelime
3, 17-19 Bonny Street
London
NW1 9PE

Application Ref: **2015/5007/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat ground floor

**146 Fleet Road
London
NW3 2QX**

Proposal:

Erection of single storey rear infill extension, installation of 2 x rooflights to existing and proposed rear extensions, installation of new doorway at rear ground floor level and repositioning of existing ground floor window.

Drawing Nos: BLC-1510-EP-100, BLC-1510-EP-101, BLC-1510-PP-102 Rev.C, BLC-1510-PP-103 Rev.C and BLC-1510-SP-104.

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: BLC-1510-EP-100, BLC-1510-EP-101, BLC-1510-PP-102 Rev.C, BLC-1510-PP-103 Rev.C and BLC-1510-SP-104.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension would adjoin an existing single storey rear extension to infill an area of the external courtyard adjacent to the boundary with no. 148 Fleet Road. At present, due to the existing arrangement of the host building, the external space is split into two outside courtyards, which are divided by a single storey rear extension. Although the proposal would see the loss of an already restricted external amenity space, a larger, more usable outside courtyard adjacent to no.146a would be retained, and the loss of amenity space is therefore considered acceptable in this instance.

The proposed extension would measure a maximum height of 2.5m which would be the same height as the adjacent full depth extension to the neighbouring shop at no.148. There are no windows to the side elevation of this extension, and the proposal is therefore not considered to cause harm to the amenity of neighbouring occupiers in terms of a loss of daylight, privacy or outlook.

The installation of a new doorway to the south west facing elevation of the existing extension is considered a minor alteration that would not harm the character of the host property. The new doorway would be in the same position as the existing kitchen window and is therefore not considered to result in any harm to the amenity of neighbouring residents. Similarly, the re-positioning of an existing window due to the construction of the proposed extension is not considered to harm the amenity of neighbouring residents. It would not overlook no.148 due to the existing rear extension at this property and is therefore considered acceptable.

No objections have been received prior to making this decision. The planning history of the site 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, 7.6 and 7.8 of the London Plan 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

