

Mr Jonathan Freegard
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Application Ref: **2015/4083/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

27 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
111 A Torriano Avenue
London
NW5 2RX

Proposal:
Replacement of single-storey rear extension and roof terrace with part single, part double-storey rear extension and external staircase. Changes to front lightwell.
Drawing Nos: D & A Statement, 111ATA-PL-01, 111ATA-PL-02, 111ATA-PL-06, 111ATA-PL-12 A, 111ATA-PL-13 A, 111ATA-PL-14 A, 111ATA-PL-15 A and 111ATA-PL16.

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:

D & A Statement, 111ATA-PL-01, 111ATA-PL-02, 111ATA-PL-06, 111ATA-PL-12 A, 111ATA-PL-13 A, 111ATA-PL-14 A, 111ATA-PL-15 A and 111ATA-PL16.

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

- 4 The window on the western side of the ground floor extension, which faces 113 Torriano Avenue (as shown on drawing number 111ATA-PL-14 A) , shall include fixed louvres matching the height of the glazing. The louvres shall be installed prior to occupation and maintained in in perpetuity thereafter.

Reason: To safeguard neighbours amenity 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.

- 5 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:

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

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 lower ground and ground floor 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 height of the lower ground floor extension and the setback of the ground floor extension coupled with the existing boundary fence and the closet wing at 111 Torriano Avenue mean the impact in terms of daylight is considered acceptable. The roof terrace at 115 Torriano Avenue is partially screened by a brick wall and the nearest windows serve a stairwell. Therefore the impact on daylight for 115 Torriano Avenue is also considered acceptable. The development is not considered to cause loss of privacy, the only side elevation window at ground floor shall include either louvres or obscure glazing (secured by condition) to prevent any direct overlooking into 111 Torriano Avenue. There are no windows facing 115 Torriano Avenue.

Two objections were received in relation to this development and have been considered in determining this application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

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 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, consolidated with alterations 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

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

Ed Watson
Director of Culture & Environment