

Mr Scott Desert
Scott Architecture Ltd
2 Crowton View
Norley
Frodsham
Cheshire
WA6 8PX

Application Ref: **2015/5643/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Bisham Gardens
London
N6 6DD

Proposal:
Erection of a single storey rear extension with 2 x rooflights, alterations to front steps and new front door.
Drawing Nos: 1441-EX-101, 1441-EX-110, 1441-EX-111, 1441-PL-112, 1441-PL-101 Rev.A, 1441-PL-110 Rev.A, 1441-PL-111 Rev.A.

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: 1441-EX-101, 1441-EX-110, 1441-EX-111, 1441-PL-112, 1441-PL-101 Rev.A, 1441-PL-110 Rev.A, 1441-PL-111 Rev.A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The single storey rear extension is considered acceptable by virtue of its size, design and location. The extension would be the same width as the existing two storey rear extension and would measure approximately 3.2m wide and 2m deep. The extension would feature a mono-pitched roof, measuring a maximum height of 3.3m, decreasing down to 2.7m. The extension is considered an acceptable size that would ensure it is a subordinate addition and the use of matching brick and slate in its construction would ensure that the development is complementary to the host building.

The original proposal included a wraparound rear extension with a dual-pitched roof. The design was amended at the officer's request as it was considered unacceptable in terms of its bulk and detailed design. Proposed alterations to the rear first floor sash window were also removed from the proposal as they were considered out of character and harmful to the host building.

Although the extension would be constructed along the boundary wall with no.32, when viewed from this property, it would only be 62cm deeper and 33cm higher than the existing lean-to extension and would be set away from the boundary wall. The proposal therefore is not considered to cause harm to neighbouring amenity in terms of a loss of light, outlook or privacy.

The alterations to the front elevation include a new front door and the replacement of the existing brown tiles on the front steps with York stones. The works are considered acceptable and would serve to improve the character and appearance of the host building and wider conservation area.

One comment has been received in support of the application 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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

