

Mr Nainesh Patel
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Application Ref: **2015/6229/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 5
103 Priory Road
London
NW6 3NN**

Proposal:

Erection of second floor rear infill extension.

Drawing Nos: 103PR 5002, 103PR 5051, 103PR 5053, 103PR 5054, 103PR 5551, 103PR 5552, 103PR 5553, 103PR 5554, 103PR 5555, 103PR 5556 and design and access statement reference 103PR3A005 Rev0.

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: 103PR 5002, 103PR 5051, 103PR 5053, 103PR 5054, 103PR 5551, 103PR 5552, 103PR 5553, 103PR 5554, 103PR 5555, 103PR 5556 and design and access statement reference 103PR3A005 Rev0.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension is considered acceptable by virtue of its design, position and scale. A number of alterations and extensions have already been approved at the application site including a ground floor rear extension and two storey side extension. The application seeks permission for a small rear infill extension at second floor level to bring the rear wall in line with the approved extension at ground floor level and the existing projection at first floor level.

The extension would extend no further than the existing rear building line, and would be a subordinate addition with a footprint of 3.6sqm. The extension would be constructed of London stock brick to match the existing façade and timber-framed windows would be installed to match the existing. The extension would match the host building in terms of style, materials and fenestration and is considered a complementary addition to the host building. The proposed rooflights would be fitted flush with the roof and would not be visible from ground level. The extension would not be visible from the public realm and is not considered to cause harm to the character and appearance of the wider conservation area.

Due to the location of the proposed works, the development is not considered to harm the amenity of adjoining occupiers in terms of loss of privacy, outlook or daylight. The new windows to the rear would be in the same position as the existing windows and the proposed rooflights would be facing directly upwards, ensuring there would be no overlooking of neighbouring properties.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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



Ed Watson
Director of Culture & Environment

