

Mr Thomas Housden
Tom Housden Projects Ltd
Blue Studio
Old Paradise Yard
20 Carlisle Lane
London
SE1 7LG

Application Ref: **2015/6164/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

22 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
112 Fleet Road
London
NW3 2QX

Proposal:
Erection of single storey side infill extension to ground floor flat
Drawing Nos: 14-(PL)-1000; 14-(PL)-1001; 14-(EXT)-100; 14-(EXT)-110; 14-(EXT)-400;
14-(EXT)-401; 14-(PL)-100; 14-(PL)-100; 14-(PL)-400; 14-(PL)-401; Design and Access
Statement

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 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 14-(PL)-1000; 14-(PL)-1001; 14-(EXT)-100; 14-(EXT)-110; 14-(EXT)-400; 14-(EXT)-401; 14-(PL)-100; 14-(PL)-100; 14-(PL)-400; 14-(PL)-401; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension is subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of garden and would not extend beyond the building line. The proposed extension also follows a precedent in reflecting a similar scale and configuration of the infill extension granted at 114 Fleet Road, and so is sympathetic to its setting. The extension will be constructed of matching brickwork with glazed roofing and a timber framed window which is appropriate in relation to the character and setting to the host and neighbouring buildings. The location of the extension at the rear of the building would mean it has a limited impact on the conservation area as it would not be visible from the public realm. The design of the lightwell has also allowed for the retention of an existing ground floor rear window. Additionally, the proposed sliding doors at the rear elevation are considered acceptable in relation to the host building and conservation area.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. This is also taking into account the change in ground level between the host building and neighbouring building.

Two comments of support were received. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 190 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 Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan (March 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



Ed Watson
Director of Culture & Environment