

MEB Design Ltd
Clerkenwell House
45-47 Clerkenwell Green
London
EC1R 0EB

Application Ref: **2015/5743/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

24 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
64 Pilgrim's Lane
London
NW3 1SN

Proposal:
Erection of a three storey rear/side extension, to be flush with the existing rear elevation.
Drawing Nos: Design & Access Statement, 1518-101 (Rev B), 1518-102 (Rev A), 1518-103
& 1518-104

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 Design & Access Statement, 1518-101 (Rev B), 1518-102 (Rev A), 1518-103 & 1518-104.

Reason:

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

- 4 The ground and first floor windows hereby approved shall be non-opening below 1.7m and obscure glazed prior to the commencement of use of the development hereby permitted.

Reason: In order to prevent detrimental overlooking impacts on neighbouring premises in accordance with the requirement 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.

Informative(s):

- 1 Reasons for granting permission

The proposed three storey rear extension is considered to be acceptable to development plan policies DP24, DP25 and design guidance in CPG1. The extension would extend flush with the existing rear elevation of the property, projecting from the basement, ground and first floor levels providing W/C on each level. The proposed rear extension would be one full storey below the roof eaves/parapet level of the building complying with Guidance in CPG1 section 4.13. The absence of any discernible uniform or established pattern of development at the rear of the adjacent buildings results in no detrimental impacts to the character of the Hampstead conservation area.

The proposed three storey rear extension would be constructed along the flank elevation of adjacent property no 62, not projecting beyond the rear elevation and absorbed by the mass of the building. The insertion of rear windows serving the proposed W/C's are to be obscure glazed and non-opening below 1.7m, protecting neighbouring amenity, complying with Development plan policy DP26.

8 neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. One objection has been received and considered in the determination of the application. The site's planning history and relevant appeal decisions 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 listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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

