

Ms Seda Zirek  
Seda Zirek Design  
Flat H  
112 Fellows Road  
London  
NW3 3JH

Application Ref: **2015/5256/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

30 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**90 Torriano Avenue**  
**London**  
**NW5 2SE**

Proposal: Erection of 2 no. conservatories at rear of building; lowering of ground level in rear garden; reduction in height of privacy screen at end of rear garden; erection of glass canopy in rear garden; creation of porch underneath main staircase at front; replacement staircase to front to access lower ground floor; creation of lower ground floor storage area; erection of street-level glass balustrade at front; new bin storage with screen at upper ground floor level at front; alterations to openings.

Drawing Nos: A-100; A-101; A-102; A-200; A-201; and A-202.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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 lower ground floor side facing windows to serve the living room (facing towards No. 92 Torriano Avenue) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres taken from internal finished floor level. The windows shall not thereafter be altered in any way.

Reason: To safeguard the amenities of the adjacent 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: A-100 (Site Location Plan); A-101; A-102; A-200; A-201; A-202.

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

#### Informatives:

- 1 Reasons for granting permission

At the front of the building, the creation of a porch underneath the main staircase and the creation of an enclosed storage area are considered to be acceptable because whilst these elements would be visible from the street level, the proposal would retain the openness of the lightwell and the new porch would not enclose the existing lower ground floor windows. Infilling part of the lightwell would not detract from the character and appearance of the group of buildings or the established pattern in the street scene because not all properties have a front lightwell.

The proposed bin store with a hardwood screen represents an appropriate solution to refuse storage. The replacement staircase is also considered to be in keeping with the character and appearance of the host building. The glass balustrade would sit behind the metal railings and would reduce the amount of litter and leaves entering the lightwell. On the basis that the metal railings would be retained, the proposal to erect a glass balustrade behind is considered to be acceptable.

The new side facing windows to serve the living room would be high-level and obscurely-glazed. The ground level at the adjacent property, No. 92, is lower than the host building and therefore it is not considered that the windows would cause any unacceptable overlooking to the private outdoor space at No. 92.

The proposed conservatories at the rear would be subordinate to the host building in terms of height, mass, plan form and detailing and each would respect and preserve existing architectural features on the host building. Each conservatory would be as wide as the corresponding part of the building; however, this is considered to be appropriate given the irregular-shaped, narrow plot. Lowering the ground level to accommodate the rearmost conservatory is also considered to be acceptable.

The wall mounted glass canopy at the end of the rear garden is considered to be acceptable because it would be relatively small in scale and it would be no higher than the boundary wall. Reducing the height of the privacy screen at the rear of the garden is considered to be appropriate because the ground level is lower on the other side, which means the proposal would not cause overlooking into the neighbouring garden.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment