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Application Ref: **2015/5952/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

31 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Grange Gardens**  
**London**  
**NW3 7XG**

Proposal:  
Erection of a part single part two storey side extension following demolition of existing garage and relocation of single storey garage.

Drawing Nos: Design & Access Statement, KAM01 P\_001 Rev P01, KAM01 P\_011 Rev P03, KAM01 P\_012 Rev P03, KAM01 P\_021 Rev P03, KAM01 P\_031 Rev P03, KAM01 P\_032 Rev P03, KAM01 P\_101 Rev P03, KAM01 P\_102 Rev P04, KAM01 P\_103 Rev P02, KAM01 P\_121 Rev P02, KAM01 P\_122 Rev P02, KAM01 P\_1231 Rev P02, KAM01 P\_123 Rev P04 and KAM01 P\_132 Rev P04

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 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, KAM01 P\_001 Rev P01, KAM01 P\_011 Rev P03, KAM01 P\_012 Rev P03, KAM01 P\_021 Rev P03, KAM01 P\_031 Rev P03, KAM01 P\_032 Rev P03, KAM01 P\_101 Rev P03, KAM01 P\_102 Rev P04, KAM01 P\_103 Rev P02, KAM01 P\_121 Rev P02, KAM01 P\_122 Rev P02, KAM01 P\_1231 Rev P02, KAM01 P\_123 Rev P04 and KAM01 P\_132 Rev P04

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

- 4 The garage hereby permitted shall only be used for the parking of motor vehicles and storage ancillary to the dwelling. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with 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 Reason for granting permission

The proposed erection of a part single, part two storey side extension on the site of the demolished detached single storey garage and the erection of a single storey garage are considered to be acceptable to Camden planning policy. The two storey side extension would add additional mass to the west facing flank of the property, but not considered to unbalance the property or harm the overall scale and character in accordance with guidance in CPG1. The side extension would be constructed on the site of the demolished detached garage reducing the built footprint and creating a separation distance with the adjacent property along the boundary. The proposed attached single storey garage would be located to the south-east corner of the site and would a functional design that does not negatively impact upon the host property.

The two storey element of the proposed side extension would not result in overbearing or overshadowing impacts to the adjacent property. No side facing windows have been proposed on the first floor flank elevation protecting overlooking of the neighbouring rear garden. The proposed ground floor flank windows would look on to two small obscure glazed neighbouring ground floor side windows, resulting in no discernible harm to neighbouring amenity. The modest size and location of the garage against the boundary would not harm the neighbouring amenity in accordance with guidance in CPG5.

The relocation of the garage is acceptable and would not increase the number of parking spaces in accordance with Development Plan policy DP18.

7 neighbouring properties have been consulted no objections has been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the host property or the surrounding area and is considered to accord with policies CS5, CS11 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP18, 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment