

Mr Ian Hay
Ian Hay Architects
11 Halton Road
London
N1 2EN

Application Ref: **2015/6275/P**
Please ask for: **Samir Benbarek**
Telephone: 020 7974 **2534**

4 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**6 Falkland Road
London
NW5 2PT**

Proposal:
Erection of two-storey rear extension (to include green roofing) with canopy at ground floor level, installation of x3 roof lights and solar panelling to existing valley roof to dwelling house following demolition of existing lean to
Drawing Nos: OS Map; 200/01; 200/02; 200/03; 200/04; 200/05; 200/06; 200/07; 200/08; 200/11A; 200/12A; 200/13A; 200/14; 200/15; 200/16; 200/17A; 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 OS Map; 200/01; 200/02; 200/03; 200/04; 200/05; 200/06; 200/07; 200/08; 200/11A; 200/12A; 200/13A; 200/14; 200/15; 200/16; 200/17A; Design and Access Statement;

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed two storey rear extension is subordinate in scale and location to the three storey host building, and respects the character and setting of the neighbouring buildings. The design is appropriate for the conservation area and host building; it will be constructed of matching brickwork, with glazed roofing on the single storey element and green roofing on the two storey element. The design also includes a small timber framed window on the third floor which matches the existing and aluminium sliding doors at the rear of the two storey extension.

The recession of the single storey element on the ground floor level continues the established form of the neighbouring rear elevations while the proposed window within the recession matches the style of the existing windows of the rear elevation of the host building. Additionally, the proposed green roof on the two storey

extension and solar panels on the roof of the host building contribute welcome sustainability benefits to the scheme. The location of the extension at the rear of the building and the location of the solar panels and roof lights on the valley roof would mean it has a limited impact on the conservation area as it would not be visible from the public realm.

Due to the proposed extension's size and location, there would be negligible harm to any adjoining residential occupiers in terms of natural light, outlook, privacy, light spill or added sense of enclosure. Additionally, the roof lights and solar panels will not harm the amenity of neighbouring occupiers by virtue of its position upon the valley roof.

Furthermore, the proposal will still retain a large proportion of outdoor amenity space in terms of the rear garden.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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); and paragraphs 14, 17 and 56-66 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment