

Mr Nick Bell  
NB Architectural Services  
27 Oxley Parker Drive  
Colchester Essex  
CO4 5XQ

Application Ref: **2015/6349/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

4 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Manstone Road**  
**London**  
**NW2 3XG**

Proposal:  
Erection of single storey games room, following the demolition of external store in rear garden.  
Drawing Nos:  
Site location plan, 151607/01, 151607/02, 151607/03, 151607/04.

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:

Site location plan, 151607/01, 151607/02, 151607/03, 151607/04.

Reason:

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

- 4 The outbuilding hereby approved shall only be used as ancillary space for the host existing residential building and shall not be used as an independent residential dwelling or habitable accommodation at any given time.

Reason: To ensure that the future use and occupation of the unit does not adversely affect the adjoining premises or immediate area by reason of excessive on-street parking pressure in accordance with policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Reasons for granting permission.

The replacement ancillary outbuilding is subordinate in scale and location to the semi-detached host building, and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the area and host building; the use of facing brickwork walls, concrete tiled pitched roof are considered to be acceptable as it would read as a quality contemporary addition to the building. There are a number of rear extensions and alterations within the non-designated vicinity of the site and this would not be any higher, or project out further than any of these existing extensions and alterations.

Due to the building's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The building would be set back from nearest neighbour No.6 Manstone Road, and would be barely visible from the neighbour as the boundary is of around 3 metres. As it is single storey there would not be any overlooking, and given its north-east facing position and that adjoining neighbour's windows are set back from this boundary any loss of light to adjoining

neighbours would likely be negligible and not substantial enough to warrant refusal.

The outbuilding would replace an existing one of a similar footprint therefore the outdoor amenity space will remain largely unaffected.

The outbuilding would be ancillary to the main property, however due to the removal of the side gate, it is considered to place a condition in that the building hereby approved shall only be used as ancillary accommodation for the host existing residential building and shall not be used as an independent residential dwelling unit at any given time.

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 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, 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 Noise and Licensing Enforcement Team, 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, cursive script.

Ed Watson  
Director of Culture & Environment