

Ms Amy O'Sullivan  
Design Team  
Unit 1F  
26-32 Voltaire Road  
London  
SW4 6DH

Application Ref: **2015/6415/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

7 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Patshull Road**  
**London**  
**NW5 2LB**

Proposal:  
Erection of a single storey rear side infill extension to dwellinghouse (C3).  
Drawing Nos:  
Design & Access statement, SPP-00, SPP-01, SPP-02, SPP-03, SPP-04, SPP-05, SPP-06, SPP-07, SPP-08.

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:

Design & Access statement, SPP-00, SPP-01, SPP-02, SPP-03, SPP-04, SPP-05, SPP-06, SPP-07, SPP-08.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension is considered subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings and streetscene. It is considered it would not harm the character and appearance of the Bartholomew conservation area.

The walls would be in brick and the roof would be in slate, these are considered acceptable as it would match the existing building. The sliding doors on the rear elevation is considered modern and simple and would match that of the adjoining neighbour No.6 Patshull Road which was given permission in 2011.

As such, the proposals are considered that they would not be detrimental to the character and appearance of the host building nor the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would not extend beyond the existing outrigger as it would be flush with the rear wall and therefore would not create harm to No.10 Patshull Road. With regards to No.6, they also have rear infill extension; of the same size, height on the boundary (2.4 metres), design (lean-to roof) and materials as the one proposed, it would therefore mirror each other. The difference is, the neighbour's roof was approved with it being fully glazed, whilst this application proposes three roof lights. Therefore, the development would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or

privacy.

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 policy CS5 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, and 56 -66 and 126-141 of the National Planning Policy Framework.

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