

Mr Jonathan Tucker
Nett Assets Limited
The Studio
141 New Road
Croxley Green
Hertfordshire
WD3 3EN

Application Ref: **2015/6413/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Pandora Road
London
NW6 1TS

Proposal:
Erection of a single storey rear extension to the existing single family dwelling (C3 use).
Drawing Nos:
2PL-01, 2PL-02, 2PL-03, 2PL-04, 2PL-05revA, 2PL-06revA, 2PL-07revA.

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:

2PL-01, 2PL-02, 2PL-03, 2PL-04, 2PL-05revA, 2PL-06revA, 2PL-07revA.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used as a terrace or any other amenity area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought to erect a single storey rear extension, which would consist of an L-shaped extension that would wrap around the existing closet wing of the property following the removal of an existing single storey rear extension. The proposed extension is considered to have a minimal impact upon the host dwelling, surrounding area, and neighbouring amenities.

The application building is a terraced two storey dwellinghouse with a two storey rear projection. The building is not listed and the site is not located within a conservation area.

There are similar examples of recently approved rear extensions including No.6 (approved in 2015). In the wider area there are a variety of rear extensions such as those at no. 14 and no. 18 Pandora Road, which form a similar pattern of development. The proposed extension would not extend beyond the depth of the existing extension. It would include a flat roof that would help to reduce the impact of the additional bulk and would be considered subservient to the main house. The design of the extension would reduce the potential visibility from views from neighbouring properties. It is therefore considered that the proposed development would, on balance, have an acceptable impact upon the character of the host

dwelling and the surrounding area.

Following amendments, the depth of the proposed rear extension has been reduced would have a depth of 5.3 from 5.75 metres abutting the shared boundary with No. 17 Pandora Road. At a height of 2.6 metres with a flat roof and approximately 2 metres away from the centre of the adjoining neighbour's closest rear window, this is considered to be a sufficient distance to not create impact on outlook and light to the neighbour.

Given the proposed height of the wall facing No. 17 and 13 Pandora Road and the existing built form, it is not considered that the proposed development would have a detrimental impact on the amenities of the occupiers of neighbouring properties.

It would be considered necessary following the proposed creation of the flat roof to include a condition to restrict the use the roof as a roof terrace to ensure there would be no issues of overlooking and loss of privacy to the neighbours.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 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, 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, (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, (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