

Mr Charles Couzens  
Ecos Maclean Ltd  
8a Chamberlain Street  
London  
NW1 8XB

Application Ref: **2015/4249/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**13 Ainger Road**  
**London**  
**NW3 3AR**

Proposal:

Enlargement of the existing two storey outrigger rear extension at lower and ground floor level with altered roof profile, enlargement of existing rear lower ground floor extension and the erection of a rear ground floor infill extension, all associated with the use as residential dwelling.

Drawing Nos: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 REV01, 12 REV02, 13 REV02, 14, 15, 16, 17 REV02, 18 REV03, 19, 20 REV03, Site Location Plan; Ecos Maclean Shadow Analysis 24th July 2015; Design and Access Statement dated 23rd November 2015; Daylight and Sunlight Report dated 23 November 2015.

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- 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 REV01, 12 REV02, 13 REV02, 14, 15, 16, 17 REV02, 18 REV03, 19, 20 REV03, Site Location Plan, Ecos Maclean Shadow Analysis dated 24th July 2015; Design and Access Statement dated 23rd November 2015; Daylight and Sunlight Report dated 23rd November 2015.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed extended depth to the existing lower ground and ground floor extensions would be acceptable as the additional size is modest and retains the original design. They would remain subservient additions in terms of height, bulk and scale while retaining the same formation with the neighbouring property. The changed roof profile to the outrigger is acceptable as it merely reverses the roof pitch where there is no symmetry.

The proposed infill extension at ground floor level is modest in size and a full storey below the roof eaves and would replicate the design of the existing windows. It would not be overly bulky in conjunction with the other proposed extensions. The extensions would not harm the appearance of the host property or the rhythm of rear elevations in this terrace of properties.

The proposed 2 storey rear extension would not have a detrimental impact to adjoining neighbours at no.12 in terms of loss of privacy, outlook, daylight or sunlight, especially as the roof has now been revised to reverse the pitch of the roof in order to reduce any loss of light. The proposed ground floor infill would not impact on neighbour amenity as it is enclosed between 2 existing larger projecting wings.

No objections have been received prior to making this decision. The planning

history of the site has been 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 2015 and paragraphs 14, 17, and 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



Ed Watson  
Director of Culture & Environment