

Mr Dominic O'Loughlin  
Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2015/3173/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

17 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**42 Avenue Road**  
**London**  
**NW8 6HS**

Proposal: Erection of rear roof extension at second floor level. Installation of solid white balustrade atop of the existing front door portico. Increase height of existing front side extension. Replace existing glass balustrade with traditional metal railings at rear ground floor level. Installation of 2 no. bay windows, central French door and central terrace with traditional metal railings at first floor level. Replacement of existing sliding and fixed doors at rear ground floor with timber frame French doors.

Drawing Nos: Design and Access Statement, 1869/P - AP - 005, 1920 - P100, 1920 - P101, 1920 - P102, 1920 - P103, 1920 - P104, 1920 - P105, 1920 - P106, 1920 - P107, 1920 - P108, 1920 - P111, 1920 - P112, 1920 - P113, 1920 - P114, 1920 - P115, 1920 - P116, 1920 - P201, 1920 - P202, 1920 - P203, 1920 - P204, 1920 - P205, 1920 - P206, 1920 - P207, 1920 - P208, 1920 - P211, 1920 - P212, 1920 - P213, 1920 - P214, 1920 - P215 and 1920 - P216.

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 and Access Statement, 1869/P - AP - 005, 1920 - P100, 1920 - P101, 1920 - P102, 1920 - P103, 1920 - P104, 1920 - P105, 1920 - P106, 1920 - P107, 1920 - P108, 1920 - P111, 1920 - P112, 1920 - P113, 1920 - P114, 1920 - P115, 1920 - P116, 1920 - P201, 1920 - P202, 1920 - P203, 1920 - P204, 1920 - P205, 1920 - P206, 1920 - P207, 1920 - P208, 1920 - P211, 1920 - P212, 1920 - P213, 1920 - P214, 1920 - P215 and 1920 - P216.

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

#### Informative(s):

- 1 Reasons for granting permission:

The rear roof extension shall incorporate the existing three rear dormer windows and will be constructed from tiles to match the existing roofslope. The proposed design is considered acceptable as it would maintain the character of the host building and be consistent with the other detached properties on this side of Avenue Road.

The proposed bay windows have a traditional appearance and do not harm the character of the host building, particularly as they are in the rear of the building and would not appear to dominate the rear elevation. They shall be white render to match the main property with timber framed windows and two double doors in the centre to the proposed balcony. The proposed rooflight shall not be visible from the streetscene due to its height in the roof slope.

The replacement balustrades and timber framed windows and doors are considered a sympathetic addition to the property and have a more traditional

appearance than the existing modern glazed balustrades and aluminium sliding doors. The white rendered balustrade shall be consistent with both properties on both sides of the subject site and consistent with the character of the property and the streetscene. The increase in height (0.8m) to the existing side extension is also considered acceptable, matching the colour of the existing property.

The modestly sized balcony on the front and rear elevations at first floor are not considered to result in loss of privacy given their narrow width and distance between them and the property boundary and nearest residential windows, ensuring no overlooking could occur. The replacement windows and doors would not increase overlooking beyond the existing situation and face towards a large rear garden. There is no concern regarding loss of light from the increase in height to the side extension given the height increase (0.8m) and that the extension is adjacent to a flank wall without any windows. Overall the proposal is considered acceptable in terms of amenity.

Neighbouring occupiers were consulted on the application, a site notice was displayed from 12/06/2015- 03/07/2015 and a press notice was published on 18/06/2015. The Elsworthy Conservation Area Advisory Committee commented that they do not object to the proposed works. The site's planning history was taken into account in 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 Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment