

Mr Tim Czachur  
apropos conservatories LTD  
Greenside House  
Richmond Street  
Ashton-under-Lyne  
Greater Manchester  
OL6 7ES

Application Ref: **2015/7093/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

14 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Kylemore Road**  
**London**  
**NW6 2PS**

Proposal:  
Erection of a single storey rear infill extension at lower ground floor level; replacement of 2 storey rear extension with associated stairway at lower ground floor level.

Drawing Nos:  
Site location plan, block plan, 3271/001/C\_RevC, 3271/002/C\_RevC, illustration of proposal plan.

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, block plan, 3271/001/C\_RevC, 3271/002/C\_RevC, illustration of proposal plan.

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

- 4 Prior to occupation of the extension hereby approved, the flank elevation (south facing) of the 2 storey rear extension shall be constructed using only obscured glazing, and shall be permanently retained

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.

The proposal includes the erection of a single storey rear infill extension at lower ground floor level and the replacement of a 2 storey rear extension with an associated stairway at lower ground floor.

An extant permission encompasses a similar proposal albeit of a differing design of the infill extension.

Both the single storey infill extension and 2 storey replacement extension are considered acceptable in terms of their form and proportions, and respect the character of the host building and surrounding townscape.

The height and depth of the single storey infill extension would match that within the extant permission. The 2 storey extension would result in an increased structure; however this element, by virtue of its form, would remain subordinate to the host building. The proposed extensions, by virtue of their limited depth would also retain a sizeable proportion of the garden. Within this context, the size and

form of the proposed extensions represent modest additions, detailed and comprising materials of a sympathetic nature to the host building and surrounding townscape.

Within the context of the extant permission, the proposed extensions would not significantly increase detrimental amenity harm to the adjacent occupiers. The height of the infill extension would be marginally higher, however this increase would not be of any significant harm. The rooflights above the infill extension, by virtue of their lower level position, would not result in detrimental overlooking to the upper level windows. A concern has been raised in respect of the 2 storey element and its glazed flank elevation. To mitigate any concerns in respect of overlooking to the south facing neighbouring occupiers, this upper level elevation will be obscurely glazed and secured by condition. The proposal would not therefore result in increased overlooking or loss of light for neighbouring occupiers.

One comment has been received and duly taken into account prior to making 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment