

Mr Nicholas Lunniss
NJL Design
Rose Cottage
The Green
Woodwalton
Huntingdon
Cambridgeshire
PE28 5YN
United Kingdom

Application Ref: **2015/6967/P**

Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 January 2016

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
43 Arkwright Road
London
NW3 6BJ

Proposal: Erection of single storey ground floor infill extension at rear.

Drawing Nos: Design & Access Statement, 43AR_XP_GN_90 Rev 01, 43AR_XE_GN_00, 43AR_XE_GN_10, 43AR_XE_GN_20, 43AR_XE_GN_30, 43AR_XE_GN_50, 43AR_XE_GN_60, 43AR_XP_GN_01 Rev 02, 43AR_XP_GN_11 Rev 02, 43AR_XP_GN_21 Rev 02, 43AR_XP_GN_31 Rev 02, 43AR_XP_GN_40 Rev 02, 43AR_XP_GN_52 Rev 02 and 43AR_XP_GN_62 Rev 03.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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, 43AR_XP_GN_90 Rev 01, 43AR_XE_GN_00, 43AR_XE_GN_10, 43AR_XE_GN_20, 43AR_XE_GN_30, 43AR_XE_GN_50, 43AR_XE_GN_60, 43AR_XP_GN_01 Rev 02, 43AR_XP_GN_11 Rev 02, 43AR_XP_GN_21 Rev 02, 43AR_XP_GN_31 Rev 02, 43AR_XP_GN_40 Rev 02, 43AR_XP_GN_52 Rev 02 and 43AR_XP_GN_62 Rev 03.

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

Informatives:

- 1 Reason for granting permission:

The proposed 4.4m deep side infill extension would be a subservient addition to the property and built from bricks to match the existing rear elevation. The bulk and design would sit comfortably with the host building and would preserve the character and appearance of the conservation area.

The proposed development is also considered acceptable in terms of amenity. The infill extension would be adjacent to a deeper extension at 45 Arkwright Road which does not include any windows on the flank wall facing the extension. There would therefore be no loss of light to any neighbouring properties. Similarly, there would be no increase in overlooking as a result of the proposal as the windows all face towards the rear garden. The development is therefore considered acceptable overall in terms of amenity.

Neighbouring occupiers were consulted on the application, a site notice was displayed and a press notice was published. No objections were received and the site's planning history was taken into account in coming to this decision.

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

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.

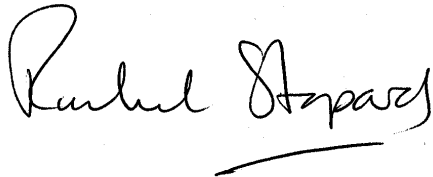
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment