

Mr Ben Stagg
3rd Floor 44-46 New Inn Yard
London
EC2A 3EY

Application Ref: **2015/6726/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

19 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1
24 Ainger Road
London
NW3 3AS**

Proposal:

Replace rear extension, alterations to the rear fenestration at ground and lower ground floor level and enlarge the side facing door on the front elevation at lower ground level.

Drawing Nos: 51518_P_01, 51518_GA_10, 51518_GA_11, 51518_GA_50, 51518_GA_20
Rev A, 51518_GA_60 & 51518_GA_11 Rev B

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 51518_P_01, 51518_GA_10, 51518_GA_11, 51518_GA_50, 51518_GA_20 Rev A, 51518_GA_60 & 51518_GA_11 Rev B

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement of the existing rear extension, enlargement of the lower ground floor windows and front side facing door are considered to be acceptable. The replacement rear extension would not increase the scale or mass of the existing extension, the increased size of the lower ground floor rear windows and side opening door on the front elevation would not detrimentally alter the character and appearance of the building.

The use of metal window frames on the replacement rear extension opposed to the existing timber frames would be contrary to design guidance in CPG1, stipulating window frames should be replaced with like for like materials. However on balance the use of metal frames painted white to match the sash windows on the upper floors of the building is considered to reflect the local context and accord with policy DP24.

The proposed alteration to the rear fenestration would not harm the relationship with neighbouring buildings as no established pattern or design is dominant. The design of the two storey rear extension at neighbouring property no 25 (approved Ref 2005/3304/P) has reduced the character continuity along the rear elevations, providing scope for the proposed design. The enlargement of the side facing lower ground floor front door would not be visible from the street scene and considered to have a negligible impact on the street scene.

The proposed development would not change the existing amenity conditions to neighbouring properties, according with amenity guidance in CPG6 and Development plan document policy DP26.

11 Neighbouring occupiers were consulted on the application. One comment has been received from the Primrose Hill CAAC. The site borders the conservation

area and thus the comments are advisory and included in the assessment. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 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, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework

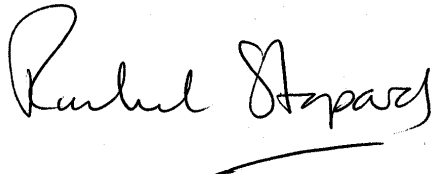
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Director of Culture & Environment