

Mr Jeremy Gay
Origin Architecture Ltd.
5 Forest Way
London
N19 5XG

Application Ref: **2015/7102/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 February 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Woodsome Road
London
NW5 1RY

Proposal:
Erection of single storey rear extension at ground floor level with terrace above and associated alterations.

Drawing Nos: P_001; P_100; P_101 (Rev A); P_200; P_201 (Rev B); P_300; P_301; P_302; P_310; P_311; P_312; P_400 (Rev A); P_401; Design and Access Statement (dated Dec 2015).

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 policy DP24 [and DP25 if in CA] 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:

P_001; P_100; P_101 (Rev A); P_200; P_201 (Rev B); P_300; P_301; P_302; P_310; P_311; P_312; P_400 (Rev A); P_401; Design and Access Statement (dated Dec 2015).

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The proposed extension is considered to be subordinate to the host dwelling and would be similar in size, scale and design to other in-fill extensions in the immediate vicinity. The proposal would incorporate the use of a zinc roof at ground floor level and although not traditional, the use of this material is considered appropriate and serves to positively reinforce the distinction between the original outtrigger and the infill extension. Due to its small size, sensitive design and location to the rear at ground floor level, obscured from public views, the proposal is not considered to result in harm to the character and appearance of the host building streetscene or conservation area.

Due to the proposal's siting, design and set back from the rear elevations of the outriggers of both no.14 and 16 Woodsome Road; neither the proposed extension, nor the first floor terrace would result in any loss of sunlight, daylight, privacy or outlook to neighbouring occupiers.

No objections have been received in relation to this application. The Dartmouth Park Conservation Area Advisory Committee responded to say that no objection was raised to the proposed development. The planning history has been taken into account in coming to this decision. Considerable importance and weight 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 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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

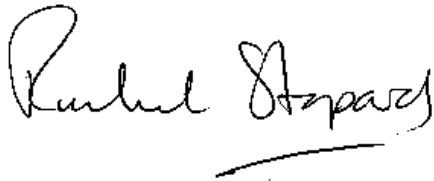
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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