

Mr Hass Solaimani
Homecraft Consultancy
92 The Vale
London
NW11 8SJ

Application Ref: **2015/6640/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

8 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
94 Kilburn High Road
London
NW6 4HS

Proposal: Retention of first and second floor rear extension to building

Drawing Nos: T10071500 (OS Map); T10071501; T28111502-V1; T28111503-V1;
T28111504-V1; T28111505-V1; and Design and Access Statement

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

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: T10071500 (OS Map); T10071501; T28111502-V1; T28111503-V1; T28111504-V1; T28111505-V1; and Design and Access Statement.

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



Informatives:

1 Reasons for granting permission.

The two storey rear extension erected is a subordinate addition to the property with its scale and design sitting comfortably with the host and neighbouring buildings. The surrounding area is built up and the extension is not widely visible in views from public vantage points. The design of the development is considered to have a minimal impact on the character and the appearance of the rear elevation of the building and the immediate rear area which is characterised by parking and servicing to the retail uses of the buildings.

The proposed development is also considered acceptable in terms of amenity. There is no adverse impact on the amenity of any adjoining residential occupiers in terms of the loss of sunlight/daylight, outlook, privacy, light spill or increased sense of enclosure.

No objections were received prior to making this decision. 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 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 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.

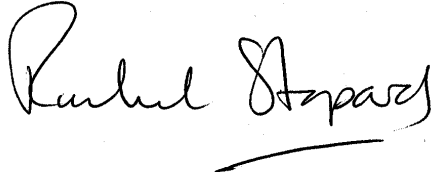
3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment