

Mr John Stebbing
John Stebbing Architects Ltd
78 Whiting Street
Bury St Edmunds
IP33 1NX

Application Ref: **2015/6501/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
23 Mackeson Road
London
NW3 2LU**

Proposal:

External alterations including erection of a single storey rear extension at ground floor level.
Drawing Nos: 10422 1/1, 2064-01, 2064.OSmap

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 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 10422 1/1, 2064-01, 2064.OSmap

Reason:

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

- 4 The ground floor side facing windows hereby approved shall be non opening below 1.7m and obscure glazed prior to the commencement of use of the development hereby permitted.

Reason: In order to prevent detrimental overlooking impacts on neighbouring premises in accordance with the requirement 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 size, scale and bulk of the proposed single storey rear extension is considered to form a subordinate addition to the host building and respects the character and setting of the neighbouring properties. Furthermore, the proposals limited visibility would ensure no significant impact to the appearance of the surrounding Mansfield Conservation Area would occur as a result of its development.

The proposed extension would be set in from the shared boundary with No.21 Mackeson Road by approximately 1.3m and this distance, coupled with its flat roof height of 2.7m, is considered not to significantly harm the amenity of any adjoining occupiers in terms of loss of light or outlook. Furthermore, the side facing window closest to the neighbouring property at No.21 would be fitted with obscure glazing, ensuring no undue loss of privacy would occur as a result of the development.

Two objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 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 alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

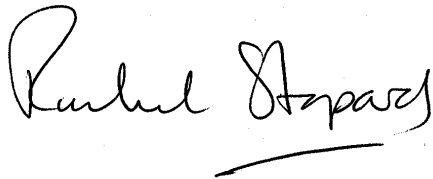
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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