

Mrs Amber Short  
As Design  
2 Carysfort Road  
Crouch End  
London  
N8 8RB

Application Ref: **2015/6678/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

15 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**31 Willow Road**  
**London**  
**NW3 1TL**

Proposal: Demolition of single storey rear conservatory and erection of single storey rear extension with rooflight.

Drawing Nos: 1008-100, 1008-110A, 1009-210A and Design & Access Statement reference 1008/001doc.

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: 1008-100, 1008-110A, 1009-210A and Design & Access Statement reference 1008/001doc.

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

#### Informatives:

- 1 Reasons for granting permission:

The proposal involves the demolition of the existing rear conservatory and the erection of a new single storey infill extension measuring approximately 5.8m wide, 3m high, 3m deep along the eastern boundary and 5.5m deep on the western boundary. The existing conservatory is of limited architectural merit and no objection is raised to its loss. The replacement extension would be constructed of red brick to match the existing building and would feature new dark-grey aluminium bi-folding doors and timber sash window which would match the existing windows and be positioned so as to respect the original rear fenestration pattern. The proposed extension would be the same height and depth as the rear extension at adjoining neighbour No.30, approved on 13/03/2013 under reference 2013/0340/P. It is considered to be subordinate to the host building and would only be visible in limited views from the rear of neighbouring properties. The development would sit comfortably with the host property and surrounding terrace and would preserve the character and appearance of the wider conservation area.

Although the extension would be relatively deep at its maximum point, the inclusion of a rooflight measuring 3.1m x 1.2m would ensure the internal rooms received adequate daylight.

The proposal is not considered to cause harm to the amenity of neighbouring occupants at No. 30 Willow Road in terms of a loss of outlook, daylight or privacy as the proposed extension would not any greater in depth or height than the existing extension at No.30. The application site is located within close proximity of the rear gardens of Willoughby Road, with No.50 backing onto the western boundary of the application site. Properties on Willoughby Road are characterised by small gardens and the rear of neighbouring property No.50 would therefore directly face the proposed extension. However, the ground level of No.50 is raised in comparison with the application site, which would further reduce the impact of the proposed extension. The extension would extend out at the same height as the existing conservatory and would measure no more than approximately 2m high

when measured from no.50. The extension would not block views from the rear of no.50 eastward along the rear of Willow Road and would not adversely impact on the level of daylight entering the rear windows at no.50 due to the elevated position of this property. The proposal would not cause any harm to the amenity of neighbouring residential occupiers in terms of a loss of outlook, daylight or privacy.

Two objections have been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area has been taken into account when 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 (CA's) of the 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 alterations since 2011; and paragraphs 14, 17, 56 - 68 and 126 - 141 of the National Planning Policy Framework.

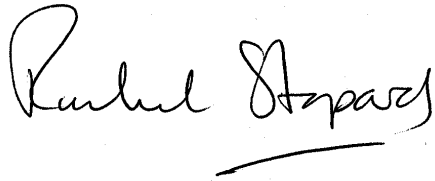
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Rachel Stopard  
Director of Culture & Environment