

Mr Paul Kirkham
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Application Ref: **2015/7235/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

17 February 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
73 Harmood Street
London
NW1 8DT

Proposal:

Erection of single storey rear extension to existing single dwelling house.
Drawing Nos: 1524/01 Rev A

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 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: 1524/01 Rev A

Reason:

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

Informatives:

- 1 The proposal would be in keeping with the prevailing character of rear extensions in the immediate locality being equal in projection and eaves height to the neighbouring extension at no.75, which was erected as permitted development (application ref: 2009/3167/P).

The proposed extension would remain subordinate to the host dwelling and is not considered to detract from with the character of the host property by virtue of its small size and scale, and sensitive design.

The proposed extension would have a lead roof, and although not matching the slate of the main roof, it is not considered to be visually harmful to the character or appearance of the host building, street scene or Harmood Street Conservation Area. This is due to its enclosed location at the rear of the building obscured from public views and also due to the distinction between the original dwelling and the extension that the material would help to create.

Initial concern was raised in relation to the height of the flank wall resulting in an increased sense of enclosure to no.71 and amendments were sought to reduce this height by implementing a pitched rather than flat roof. This amendment has the effect of lowering the eaves level as well as the resulting flank wall facing no.71, reducing any sense of enclosure to neighbouring occupiers. Due to its reduced size and sloping roof design, as well as the orientation of the site and existing extension at no.75; the proposed extension would not result in any harmful loss of daylight or outlook to nos.71 or 75 Harmood Street. Due to its siting it is not considered that the proposed extension or rear fenestrations would cause any loss of privacy, or cause any properties to be overlooked or suffer from increased light pollution.

2 letters of objection and 1 letter of support have been received and duly taken into account prior to making this decision.

The planning history of the site 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 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; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework

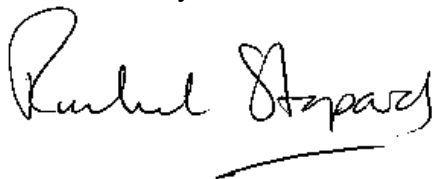
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Director of Culture & Environment

