

Dana Tonkin
Basis Point Ltd.
Flat 12,
47 Warrington Crescent,
London,
W9 1EJ.

Application Ref: **2016/0114/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

18 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Basement Flat,
12 Ainger Road
London
NW3 3AR**

Proposal:
Single storey rear extension, alterations to rear fenestrations.

Drawing Nos: 001(C); 002(C); 003(C); 004(B); 005(B); 006(D); 007(D); 008(C); 009(C);
0010(D);

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 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: 001(C); 002(C); 003(C); 004(B); 005(B); 006(D); 007(D); 008(C); 009(C); 0010(D).

Reason:

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

Informative(s):

- 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 local vicinity. The proposed single storey rear extension would infill between the original two storey outrigger and the flank elevation of no.13 Ainger Road and would remain set back behind the existing building line formed by the outriggers of these two properties. Due to its small size, sensitive design and location to the rear at lower 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 local area.

Revisions were made to the submitted scheme and all proposed alterations to the front of the property have been removed. Due to the aforementioned siting and design, it is not considered that the proposed single storey rear extension would cause a detrimental impact upon the significance of or positive contribution afforded by this row of locally listed buildings. As the proposed replacement rear boundary fence would be a like-for-like replacement (the same height, positioning and materials), this element does not require express permission and as such is not objectionable.

Due to the proposal's siting, design and set back from the rear elevations of the outriggers of both no.12 and 13 Ainger Road; the proposed extension or rooflights would not result in any loss of sunlight, daylight, privacy or outlook or increase the sense of enclosure or light pollution to any neighbouring occupiers.

The planning history has been taken into account in coming to this decision. An objection comment was received from the occupiers of one neighbouring property; however these objections were primarily in relation to proposed front alterations

which have since been removed from the scheme. These neighbours state that they raise no objection to the hereby proposed rear extension. Further comments relate to lack of information regarding the replacement rear fence however this information was stated within the submitted application form and is considered sufficient.

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 and 7.6 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

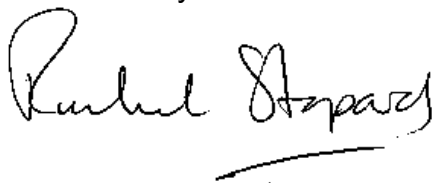
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

