

Mr Jeremy Gay
Origin Architecture Ltd.
5 Forest Way
London
N19 5XG

Application Ref: **2016/0078/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
47 Chetwynd Road
London
NW5 1BX

Proposal:

Erection of first floor rear extension and installation of 1 x rooflight and new patio doors to existing ground floor extension.

Drawing Nos: P-100, P-001, P-101, P-200, P-201, P-300, P-301, P-302, P-303 and Design & Access Statement dated December 2015.

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 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: P-100, P-001, P-101, P-200, P-201, P-300, P-301, P-302, P-303 and Design & Access Statement dated December 2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed first floor rear extension is considered acceptable by virtue of its design, size, and location. The extension would mirror the adjoining extension at no.45 in terms of its position, height and footprint and the development is not considered to harm the historic pattern of development along the terrace as many properties have been altered at ground and first floor level. The proposed extension would be fairly small, with a footprint of 8.7sqm and it would be one full storey below the eaves, which would ensure it would be read as a subordinate addition to the host property. The extension would be finished in white render to match the ground floor extension and the new timber window would match the material of the existing. The ground floor patio doors would be replaced with grey aluminium sliding doors which are considered a minor alteration, and overall, the proposal, including the rooflight and patio doors, would not harm the character and appearance of the host building or wider Dartmouth Park Conservation Area.

The extension would not impact the amenity of adjoining neighbour no.45 in terms of access to daylight, privacy or outlook due to the existing first floor extension. The extension would be set in by 2.7m from the boundary with no. 49, which, together with the fact that the gardens are north-west facing, would ensure that the proposal would not harm the level of light entering the neighbouring windows. No side windows are proposed and the new rooflight to the existing extension would be fixed and obscured which would ensure that the privacy of neighbouring occupants at no.49 was preserved.

One objection has been received and duly taken into account prior to making this decision. The site's 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 character or appearance of the

conservation area, under s.72 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 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

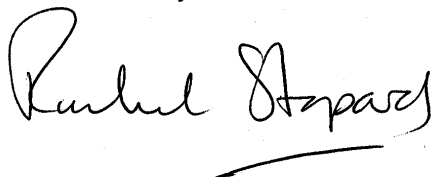
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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