

Mr. Mark Norton  
Sawkings + Norton Architects  
1 The Quarry  
Betchworth  
Surrey  
RH3 7BY

Application Ref: **2016/0312/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

4 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Clorane Gardens**  
**London**  
**NW3 7PR**

Proposal: Replacement single storey rear extension, a single storey side extension for cycle storage and alterations to the front garden including a new boundary fence.

Drawing Nos: (Prefix A1175-...): 100, 102, 103, 105, 106, 111a, 112a, 113b, 114b, 115b, 116; Design and Access Statement dated 03/02/16

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: (Prefix A1175-...): 100, 102, 103, 105, 106, 111a, 112a, 113b, 114b, 115b, 116; Design and Access Statement dated 03/02/16.

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

#### Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed extensions would remain subordinate to the host dwelling in terms of their size and scale. The proposed side extension would be partially visible from Clorane Gardens, however, due to its setback and height would not appear as an incongruous addition to the building or streetscene.

The extensions would incorporate the use of lead (side extension) and zinc (rear element). These materials are considered appropriate in the context of the conservation area and of a high quality. Furthermore, neither use of material would be overly prominent within the conservation area.

The hard/soft landscaping of front gardens varies along the street and many properties feature metal railings and/or wooden fences of similar design, materials and scale to those proposed. It is therefore not considered that the proposed alterations to the front of the property would be detrimental to the character and appearance of the dwelling or local area. Due to their size, the trees at the front of the site would be exempt from the requirements under section 211 of the Town and Country Planning Act 1990. This means that no prior permission from the Council would be required for their removal.

The proposed development is not considered to cause impacts detrimental to the residential amenities of neighbouring occupiers. The rear extension would abut the rear garden of no.31 Platt's Lane. Due to the generous size of adjacent rear gardens, the increase in height (800mm) would not result in a loss of outlook, light or lead to an increased sense of enclosure. Due to the design of the proposed alterations as well as the existing boundary treatments to the rear of the site, it is not considered that any neighbouring resident would suffer a loss of privacy or increased levels of light pollution as a result of the proposed works.

No comments have been received in relation to the application. The site's planning

history has been taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Redington Froggnal Conservation Area, under s.72 of the Planning 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 -66 and 126-141 of the National Planning Policy Framework.

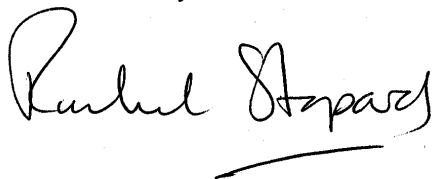
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, 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.

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

