

Mr Achikam Surkis
AS Studio Ltd
2 Magdalen Mews
London
NW3 5HB

Application Ref: **2015/6980/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

4 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**5 Magdalen Mews,
London,
NW3 5HB**

Proposal:
Erection of single storey front extension at first floor level with roof terrace above fronting onto Magdalen Mews and facing 2 Frognal
Drawing Nos: 2005(PLA)001; 2005(PLA)100; 2005(PLA)110; 2005(PLA)111; 2005(PLA)200; 2005(PLA)201; 2005(PLA)210 rev A; 2005(PLA)211; 2005(PLA)300; 2005(PLA)301

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: 2005(PLA)001; 2005(PLA)100; 2005(PLA)110; 2005(PLA)111; 2005(PLA)200; 2005(PLA)201; 2005(PLA)210 rev A; 2005(PLA)211; 2005(PLA)300; 2005(PLA)301

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

Informative(s):

- 1 Reasons for granting permission.

The new first floor extension with terrace above would be subordinate in scale to the host building and is considered to be an appropriate design and form by virtue of using materials and architectural detailing that respect the existing appearance and stepped profile of the side elevation facing Frognaal. The terrace railings are similar in design and layout to those existing here. The scheme would therefore not harm the character and appearance of the host property and streetscene.

The proposal is not considered to cause any adverse impacts on the amenity of surrounding residential occupiers. The additional terrace would not create any new overlooking due to existing terraces located below and above. Although the front elevation at first floor level would be brought forward by 4.3m, it would be sufficiently far from windows on the side elevation of no.2 Frognaal opposite to not result in any loss of light or outlook. There would not be any material worsening of overlooking to windows on no.2 Frognaal, as most of these serve non-habitable rooms or are secondary ones to rooms facing the front, and moreover they are mainly obscure glazed.

Neighbouring occupiers were consulted on this application. One objection has been received prior to making this decision which has been duly considered. The planning history of the site has been taken into account when coming to this decision.

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, 7.6 of the London Plan 2015 and paragraphs 14, 17, 56-68 of the National Planning Policy Framework.

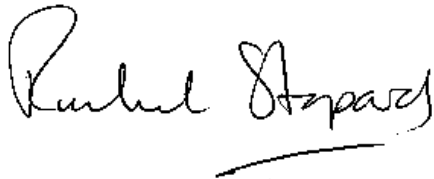
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

Rachel Stopard
Director of Culture & Environment