

Mrs Emily Greeves
Emily Greeves Architects Ltd
101-103 Heath Street
London
NW3 6SS

Application Ref: **2016/0219/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

14 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
114 Mansfield Road
London
NW3 2JB

Proposal:
Erection of single-storey rear extensions following the demolition of the existing single-storey rear extension.
Drawing Nos: 156_L01/00; 156_L02/00; 156_L05/00; 156_L12/00; 156_L15/00; & Design and Access Statement.

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: 156_L01/00; 156_L02/00; 156_L05/00; 156_L12/00; 156_L15/00; & Design and Access Statement.

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 scale of the host building and has been sympathetically designed so as to respect the integrity of the host and surrounding properties. The proposed extension will not form an isolated feature within the surroundings as similar extensions have been recently approved at neighbouring properties. The materials to be used are sympathetic to the host building, the style of the extension is generally in keeping with the host building and the location of the extension in the rear garden means the development would not be visible from the public realm.

Although the extension shall take up outdoor amenity space, an adequate area of garden space will be retained. The proposed extension with its modest depth (3.0m deep) and scale (2.8m maximum height sloping to 2.0m high on the boundary) has been sympathetically designed to ensure that it would not have an unacceptable impact on the adjoining and nearby properties in terms of loss of light, privacy or outlook.

No objection has been received. The site history and relevant appeals have been taken into account.

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 the conservation area under s.72 (CA's) 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 March 2015 and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

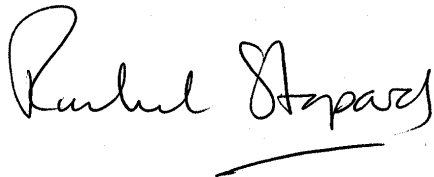
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.

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