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75 Whitechapel Road
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E1 1DU

Application Ref: **2015/3109/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Aldred Road
London
NW6 1AN

Proposal:
Single storey side and rear extension to lower ground floor and creation of habitable space within the existing void below the main building; first floor rear extension above existing roof terrace; alterations to roof and alterations to openings

Drawing Nos: 14501-GA_010; 14501-EX_100; 14501-EX_120; 14501-EX_200; 14501-EX_300; 1450-PA_100 Rev B; 1450-PA_120 Rev C; 1450-PA_130 Rev B; 1450-PA_300 Rev A; Proposed Section A-A (unnamed drawing).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 14501-GA_010; 14501-EX_100; 14501-EX_120; 14501-EX_200; 14501-EX_300; 1450-PA_100 Rev B; 1450-PA_120 Rev C; 1450-PA_130 Rev B; 1450-PA_300 Rev A; Proposed Section A-A (unnamed drawing).

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

- 3 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.

- 4 Before the development commences on site, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
- a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works

throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission

The proposed enlargement of the existing basement would manifest itself at the front of the host building by the walk-on rooflights. The rooflights are considered to be subordinate to the host building and, whilst the proposed works would alter the frontage, the works would not detract from an established pattern of development in the street scene.

The proposed side and rear extension at the lower ground floor level would extend along the shared boundary with No. 4 Aldred Road. The plans have been amended to leave a gap of 2.7 metres adjacent to the original rear building line of the two properties, which will mitigate the impact on the side and rear facing windows at No. 4. The proposed extension would now be similar in form to the approved wrap-around extension at No. 2 (planning reference 2012/0741/P).

The proposed first floor rear extension would match in height the adjacent extension at No. 2 (planning reference 2011/6061/P). The length has been reduced by 1.5 metres, so that it would only be 1 metre longer than No. 2's extension, which is considered to be acceptable. Whilst the first floor extension would not be one full storey below the original eaves level of the host building, the original eaves were lost when the existing rear dormer was constructed. It is proposed to replace the hanging tiles on the rear with bricks to match the host building (which will match both neighbouring properties). Given that Nos. 2, 3, 4, 5 and 6 Aldred Road have all extended directly upwards (thereby losing the original eaves), the fact the extension would not be full storey below the original eaves level is considered to be acceptable in this case.

The works to the front roof slope, including the 3 rooflights which would be set flush with the roof slope, are also considered to be acceptable because there are similar examples in the street scene.

The application is accompanied by a Basement Impact Assessment which has been independently audited by Campbell Reith. Campbell Reith concluded that the

BIA has adequately identified the potential impacts from basement construction and proposes sufficient mitigation. Based on the expert advice from Campbell Reith, the applicant has demonstrated that the proposal would accord with the requirements of policy DP27 and CPG4. A planning condition will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the critical elements of construction works throughout their duration.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties. The gardens face south-west and a solar study has been submitted which illustrates that the impact on neighbouring properties would not be significantly worse than the existing situation. It is not considered that the proposal would generate significant movement of goods or materials during construction. Nevertheless, a planning condition will require the submission and approval of a Construction Management Statement prior to the commencement of works.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision which have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, DP26 and DP27 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; and the provisions of paragraphs 14, 17, 56-66 of the National Planning Policy Framework 2012.

- 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.
- 4 In good time, prior to the start of construction on site, the contractor shall contact Parking Services to suspend a parking bay and Highways to obtain a skip license. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

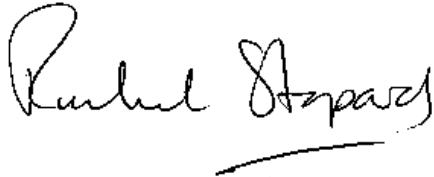
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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