

Mr Dominic Poloniecki
93 Messina Avenue
London
NW6 4LG

Application Ref: **2016/0332/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
93 Messina Avenue
London
NW6 4LG

Proposal: Erection of single storey side and rear infill extension and creation of second floor level terrace to the rear of the building

Drawing Nos: Site Location Plan; 111/53; 111/54; 111/55; 111/40 (Rev B); 111/41 (Rev E); 111/63 (Rev E); 111/64 (Rev E); 111/65 (Rev E) ; Design & Access Statement Ref. 101 dated 19th January; Design & Access Statement Ref. 102 dated 19th January

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: Site Location Plan; 111/53; 111/54; 111/55; 111/40 (Rev B); 111/41 (Rev E); 111/63 (Rev E); 111/64 (Rev E); 111/65 (Rev E) ; Design & Access Statement Ref. 101 dated 19th January; Design & Access Statement Ref. 102 dated 19th January

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

- 4 Notwithstanding the approved drawings (in particular drawing no.s 111/53; 111/54; 111/55; 111/40 (Rev B); 111/41 (Rev E); 111/63 (Rev E); 111/64 (Rev E); 111/65 (Rev E)), details of the proposed balustrade and screening shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with such approved proposals.

Reason: To safeguard the appearance of the premises and the character of the immediate area as well as the amenity of the neighbouring occupiers in accordance with the requirements of 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension would measure 2m wide x 7m deep x 3.3m high and be subordinate to the host dwelling. It is considered to be acceptable by virtue of its matching materials and large rooflight which would allow light to pass into the middle of the house. The proposed terrace would introduce black metal railings at second floor level. It is noted that there is a great variety of roof terraces in the prevailing pattern of development using numerous materials. Final details of the balustrade would be secured by planning condition. Due to the proposed location of the development to the rear of the property it would not be seen from the public realm and only be visible from the rear of neighbouring properties on Cotleigh Road. There is recent planning history for similar infill extensions at no.s 101, 103 and 105 Messina Avenue. Roof terraces also exist at no.s 101, 103 and 109 Messina Avenue.

The roof terrace has been amended to be set back from the rear of the roof to protect the privacy of the adjoining neighbours (by allowing a setback of at least 18m from the rear elevations of the properties along Cotleigh Road). An obscure glazed privacy screen would be installed to prevent overlooking to the first floor level bedroom at no.95 while still allowing light to pass through into their courtyard area. Details of the screening are secured via planning condition. There is already a precedent of roof terraces and high level balconies in the surrounding area. Mutual overlooking is already prominent. As a result the proposal is not considered to cause a significant impact on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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.

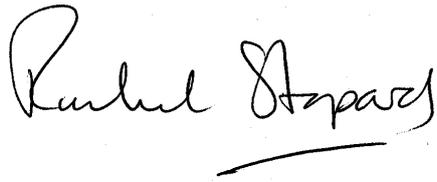
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

Rachel Stopard
Director of Culture & Environment