

Mr Matt Bailey
Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EF

Application Ref: **2015/5911/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

29 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Buckland Crescent
London
NW3 5DH

Proposal:

Erection of an infill extension to the side elevation, installation of external steps, alterations to the fenestration to the rear elevation and installation of metal balustrade associated with a roof terrace at third floor level.

Drawing Nos: 1090 ASU 001 REVA, 1090 ASU 002 REVA, 1090 ASU 003 REVA, 1090 ASU 004 REVA, 1090 ASU 005 REVA, 1090 ASU 006 REVA, 1090 ASU 007 REVA, 1090 ASU 008 REVA, 1090 ASU 009 REVA, 1307 APL 103 REVB, 1307 APL 105 REVB, 1307 APL 106 REVC and 1307 APL 107 REVB.

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 1090 ASU 001 REVA, 1090 ASU 002 REVA, 1090 ASU 003 REVA, 1090 ASU 004 REVA, 1090 ASU 005 REVA, 1090 ASU 006 REVA, 1090 ASU 007 REVA, 1090 ASU 008 REVA, 1090 ASU 009 REVA, 1307 APL 103 REVB, 1307 APL 105 REVB, 1307 APL 106 REVC and 1307 APL 107 REVB.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill extension of the existing utility room towards the south, flank elevation by a metre and lowering of the floor of the 'home studio' to the north elevation at ground floor would involve the removal of the existing timber joist and renewal of the concrete slab to match the overall floor level of the host building. The gradient of the building would result in the installation of external stairs for access at ground floor level. The proposed works to the flank elevation would be relatively minor and would not offer any views from the public realm. Extending the utility room and internal works would be acceptable in design, bulk and scale. Furthermore, the proposed alteration to the flank elevation would replicate the neighbouring property No.17. As such, would not have a detrimental visual impact to the host building or wider conservation area.

The proposed rear terrace would be located above the existing 2 storey extension to the side elevation and would match the design of the neighbouring property No.17 at third floor level which would be constructed using metal balustrade and painted black. The terrace with railings was allowed on appeal on the 24/09/2013 (2012/5516/P). As such, the proposed railings when viewed in conjunction with the existing terrace would be acceptable.

The proposed first floor terrace to the front elevation was omitted from the scheme following officer's comment.

No objection is raised for the installation of new timber French door to the existing balcony to the rear at second floor level.

The extension and proposed terrace, by virtue of its size, siting and design, would not impact on the neighbouring amenity in regard to loss of sunlight/daylight, outlook, overshadowing, light pollution/spillage, privacy, overlooking, or impact on the neighbours' sense of enclosure.

No objections and one comment have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

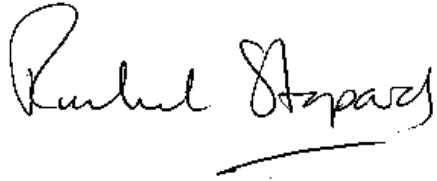
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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 long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment