

Mr Reza Shafaei  
YouArchitecture Ltd  
67 Howcroft Crescent  
London  
N3 1PA

Application Ref: **2016/0207/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

11 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground Floor Flat,  
52 Mansfield Road  
London  
NW3 2HT**

Proposal:

Single storey rear/side extension plus four new rooflights

Drawing Nos: (Prefix: 15.13-EX-...):00-00A, 00B, 01A, 02A, 03A, 04A, 05A; (Prefix: 15.13-PR-...):00B, 01B, 02C, 03C, 04B, 05B, 06B; Design and Access Statement dated Jan 2016

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: (Prefix: 15.13-EX-...):00-00A, 00B, 01A, 02A, 03A, 04A, 05A; (Prefix: 15.13-PR-...):00B, 01B, 02C, 03C, 04B, 05B, 06B; Design and Access Statement dated Jan 2016

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed extension is considered to be subordinate to the host dwelling and would be similar in size, scale and design to other in-fill extensions in the local vicinity; with an almost identical scheme having recently been approved at no.46. The proposed infill extension would be built on the under-utilized patio area, replacing the existing conservatory. An extension to the original rear outrigger with a depth of 3metres is also proposed in order to create more usable residential floor space to the ground floor flat.

The extension would feature a large amount of glazing on its rear and front elevations, lessening the visual 'weight' of the structure and ensuring that it would not appear overly bulky or dominant. The resulting area of the original rear garden (47.5sqm) would remain greater than half that of the original garden area (73.5sqm) and so it is not considered that the characteristic setting of the dwelling would be harmed. Due to its concealed location, obscured from public views; the pattern of existing development in the local area as well as its design; the proposal is not considered to result in significant harm to the character and appearance of the host property, streetscene, local area or the Mansfield Conservation area.

Revisions were made to the submitted scheme which lowered the height of the

flank elevation along the shared boundary with no.50 in order to ensure that no significant loss of light was caused. Although this flank elevation would extend 6.9m along this shared boundary, a lean to structure which has been erected on the neighbouring site already acts to limit outlook from ground floor windows meaning that the resulting outlook would be no worse than the existing situation. Due to the design, siting and orientation of the proposed extension as well as the existing structures to the rear of both adjoining properties; it is not considered that the proposed development would cause significant harm to the residential amenities of any neighbouring occupier.

The planning history has been taken into account in coming to this decision. No comments/objections were received in relation to the proposed development. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

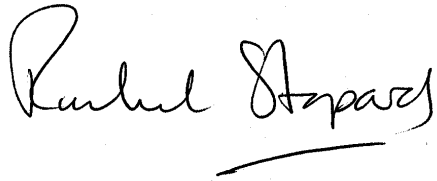
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard  
Director of Culture & Environment