

Mr Loukia Lingi
Sole Practitioner
31 Arnos Grove
London
N14 7AE

Application Ref: **2015/2788/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
69 Camden Road
London
NW1 9EU

Proposal:
Erection of a single storey roof extension and two storey rear extension to provide 2 new flats (1 x 1 bed and 1 x 2 bed).

Drawing Nos: Location Plan, P2 01, P2 02, P2 03, P2 04, Design & 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 Location Plan, P2 01, P2 02, P2 03, P2 04, Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension would represent a similar form of development within its short terrace, with several mansard-style roof extensions in situ. The design of the extension is acceptable as it has a sloping mansard front and rear roof slope including 4 small dormers, in compliance with CPG advice. The materials are acceptable, ensuring the extension has a traditional appearance and would not represent an incongruous addition.

The proposed first floor rear extension would extend to the same depth as the adjoining rear extension at No.71 Camden Road before stepping in by approximately 2m to form a small recessed area that is to be used as a roof terrace. The design of the extension is considered to be acceptable as it would appear as a subordinate addition that would match the size, scale and massing of similar extensions to neighbouring properties.

The proposed new one bedroom flat would provide a good standard of residential accommodation in terms of layout, room size, daylight, ventilation and outlook with an internal floor area of 38sqm.

Although the proposed 2 bedroom flat would provide 55sqm of internal floor space, falling 6sqm short of the minimum requirement in CPG2 and the London Plan, the marginal difference is considered acceptable given that the new dwelling would form a dual aspect unit, with separate living room and kitchen spaces, as well as two toilets and a storage cupboard. This element would therefore provide a good standard of amenity for the occupiers of the dwelling.

The extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook and privacy and the

proposed roof terrace would not lead to any unacceptable levels of overlooking in the area.

The application does not propose any car parking for the proposed residential accommodation. This accords with the Council's maximum residential parking standards and policy DP18 which seeks to deter unnecessary car use in highly accessible locations and promote the use of more sustainable modes of transport. Given the site's location with good public transport links (PTAL rating of '6a'), it is considered necessary to ensure the development is 'car free' to be secured via s106 agreement.

One objection and one letter of support were received following statutory consultation. The planning history of the site has been 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.

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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 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).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning

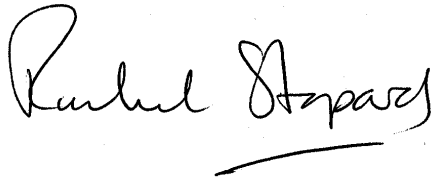
Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 the name.

Rachel Stopard
Director of Culture & Environment