

Miss Ariadna Aston
MBA
Chaff House
Strixton Manor
Strixton
Wellingborough
Northamptonshire
NN29 7PA

Application Ref: **2015/7255/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

15 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**Lower Ground Floor Garden Flat
117 Priory Road
London
NW6 3NN**

Proposal: Single storey rear and side extension to replace existing single storey rear extension, replacement windows and doors

Drawing Nos: 000 Rev. P1; 010 Rev. P1; 016 Rev. P1; 020 Rev. P1; 030 Rev. P1; 116 Rev. P3; 200 Rev. P1; 300 Rev. P4; 110 Rev. P3; TPP-01 Rev. B

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 000 Rev. P1; 010 Rev. P1; 016 Rev. P1; 020 Rev. P1; 030 Rev. P1; 116 Rev. P3; 200 Rev. P1; 300 Rev. P4; 110 Rev. P3; TPP-01 Rev. B.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage throughout development in line with the standards set out in BS5837:2012. The protection methods shall be installed in line with the approved plans and documents and are to remain in place for the duration of works on site unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

- 1 Reasons for granting permission

In 2009, planning permission (ref. 2009/0994/P) was refused for a single storey rear extension measuring 11 metres long. It was considered that the proposed extension, by reason of its depth, width and overall scale, would be harmful to the character and appearance of the host dwelling. However, the Officer's Report acknowledged that the building could accommodate a longer extension than the existing.

The proposed extension in this application would measure 5.6 metres long, which is 1.9 metres longer than the existing rear extension. The proposed extension would not be visible in the public realm, it would still be subservient to the host building, in terms of form and scale, and would respect and preserve the original design and proportions of the host building, including the architectural style of the building, and the character and appearance of the South Hampstead Conservation Area.

Whilst the proposed fenestration would not match the fenestration of the upper floors of the building, this is already the case and the large openings would allow for greater levels of sunlight/daylight within the extended dwelling and would sit comfortably with the host building.

The proposal would allow for the retention of a reasonable sized garden area and, subject to compliance with the methods outlined in the Arboricultural Impact Assessment, there will be no harmful impact on retained trees on and off site during the construction period.

It is not considered that the proposed extension would cause undue loss of amenity to neighbouring properties with regards to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into consideration in the determination of the application. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (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 2015; 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.

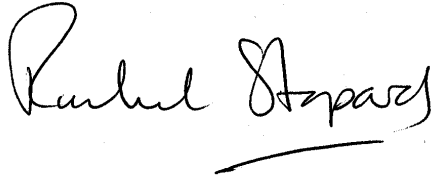
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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