

Ms Rana Shad
RS Architects
31 Kernerne Drive
Barnet
London EN5 2NW

Application Ref: **2015/6222/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

15 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Countess Road
London
NW5 2NS

Proposal:

Erection of a single storey rear and single storey side extension following demolition of the existing single storey rear extension in association with the formation of a patio to the rear.
Drawing Nos: CBCR 1002, CBCR 1153, CBCR 1154, CBCR 1155, CBCR 1170, CBCR 2101, CBCR 2602 REV C, CBCR 3101, CBCR 3102, CBCR 1502, CBCR 3601 REV C, CBCR 3602 REV C, CBCR 1653 REV C, CBCR 1670 REV C, CBCR 1671 REV B, CBCR 1665 REV C, Design and 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 Any part of the roof window in the west elevation at first floor level hereby approved that is less than 1.7 metres above finished floor level shall be non-opening and fitted with obscured glazing to Pilkington level 3 or above. The window shall be permanently retained in that condition thereafter.

Reason: In the interests of the amenity of adjoining occupiers 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans CBCR 1002, CBCR 1153, CBCR 1154, CBCR 1155, CBCR 1170, CBCR 2101, CBCR 2602 REV C, CBCR 3101, CBCR 3102, CBCR 1502, CBCR 3601 REV C, CBCR 3602 REV C, CBCR 1653 REV C, CBCR 1670 REV C, CBCR 1671 REV B, CBCR 1665 REV C, Design and Access Statement

Reason:

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

Informative(s):

- 1 Reason for granting permission:

The proposed rear extension would replace the existing rear 2.6 m lean-to with a 1.7 m flat roofed extension. The proposal includes the erection of a lean-to infill within the existing courtyard. The extensions would be subservient to the principle building and would maintain the hierarchy with the original rear wing. The extensions would be constructed in brick and slate to match the existing building and would have three contemporary flush roof lights and grey aluminium bifold doors facing the garden. A single flush roof light is proposed in the existing roof slope at first floor level. The new flat roofed ofshoot would be contemporary in character comprising a glazed wall that wraps around the corner, framed in grey aluminium. Its modest scale and design would not be harmful to the conservation area. The extension would not be visible from any public vantage point. The development is acceptable in terms of Policy CPG1 (Design) and would not have a detrimental impact on the character or appearance of the conservation area.

The plans have been revised so that the parapet height on the boundary with No. 3 would be reduced by 380 mm along the 3.1 m nearest the rear elevation, and

raised by 300mm along the next 3.2 m of the wall to regularise the boundary height. This amendment was undertaken following discussion with the occupiers of No. 3, who did not object to the original proposal, but a rear-facing bedroom window (glazed doors) would have been affected by the height as originally proposed. The revisions to the boundary height would improve the current outlook from the room, which is currently negatively affected by the existing 3m high parapet. The first floor roof light would be higher than 1.7 m above finished floor level and positioned obliquely to neighbouring windows so obscure glazing is not necessary to protect privacy. The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. A comment was received from No. 7 relating solely to party wall issues. The CAAC commented that the loss of garden could lead to poor drainage; however, they have been informed that the existing garden is paved. No further comments were received from the CAAC and no comment was made on the revised proposal.

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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 131-141 of the National Planning Policy Framework.

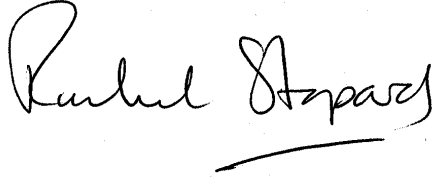
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard
Director of Culture & Environment