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Application Ref: **2016/1211/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

3 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Waverley Cottage**  
**24 Merton Rise**  
**London**  
**NW3 3EN**

Proposal:

Conversion from 2 flats to single house dwelling, erection of single storey glazed side extension, addition of two rooflights and rear first floor window.

Drawing Nos: Design and Access Statement, A1.04, A1.05, A1.01\_EX, A1.02\_EX, A1.03\_EX, A2.01\_EX, A2.02\_EX, A2.03\_EX, A3.01\_EX, A3.02\_EX, A3.03\_EX, A4.01\_EX, A4.02\_EX, A1.01\_PR, A1.01\_PR, A1.02\_PR, A1.03\_PR, A2.01\_PR, A2.02\_PR, A2.03\_PR, A3.01\_PR, A3.02\_PR, A3.03\_PR, A4.01\_PR, A4.02\_PR, A4.03\_PR, A4.04\_PR, A4.05\_PR, A4.06\_PR and A5.01\_PR.

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 policies 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:

Design and Access Statement, A1.04, A1.05, A1.01\_EX, A1.02\_EX, A1.03\_EX, A2.01\_EX, A2.02\_EX, A2.03\_EX, A3.01\_EX, A3.02\_EX, A3.03\_EX, A4.01\_EX, A4.02\_EX, A1.01\_PR, A1.01\_PR, A1.02\_PR, A1.03\_PR, A2.01\_PR, A2.02\_PR, A2.03\_PR, A3.01\_PR, A3.02\_PR, A3.03\_PR, A4.01\_PR, A4.02\_PR, A4.03\_PR, A4.04\_PR, A4.05\_PR, A4.06\_PR and A5.01\_PR.

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

- 4 The proposed side elevation rooflights shall be obscure glazed and fixed shut and maintained in in perpetuity.

Reason: To safeguard neighbours amenity 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 planning permission:

As there would a net loss of one residential unit, the proposal would accord with Policy DP2. The design of the single storey side extension would appear secondary to the main building in terms of form, scale and proportions. The extension shall be built in lightweight glazed materials, which are considered acceptable as they will articulate the modern extension. The extension shall be setback behind the main line of the front elevation and due to the location of the extension on the side of the property, setback from the street and behind a mostly solid boundary treatment, the proposal is not considered harmful to the conservation area.

The proposed rooflights to the south facing roofslope shall be flush with the roofslope and sympathetic to the host building and conservation area. The

proposed window to the rear elevation shall match the existing fenestration details and would not be visible from the street.

Due to the proposed extension's height (single storey and 0.3m higher than the existing 1.58m high boundary wall), screening from boundary wall, lightweight materials, presence of existing first floor windows already facing 22 Merton Rise, and location (infill of a paved courtyard as side of property), it is not considered to harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, privacy or added sense of enclosure. The proposed rear window would not look directly into residential windows and would not worsen the existing situation given there is already a window at this level facing the rear property so there would be no increase in harm to amenity. The rooflights to the side roofslope shall be obscure glazed and fixed shut to prevent overlooking (as required by condition of consent).

Considerable importance and weight has been attached 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

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 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

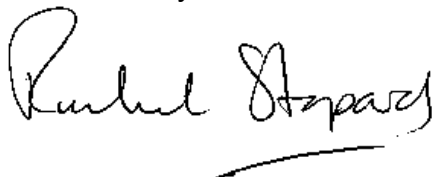
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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



Rachel Stopard  
Director of Supporting Communities