

Mr steven bailey

35 Westacott Close
London
N19 3LE

Application Ref: **2016/0584/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**55 Broomsleigh Street
London
NW6 1QQ**

Proposal:

Erection of a single storey infill rear extension with roof light and sliding door and installation of new hard and soft landscaping to the rear elevation at ground floor level.
Drawing Nos: 100 REV00, 200 REV02, 300 REV01 and Site location plan.

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 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 100 REV00, 200 REV02, 300 REV01 and Site location plan

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension would measure approximately 1.8m wide x 5.1m deep x 2-8 3-0m high and be subordinate to the host dwelling. It is considered to be acceptable by virtue of its matching materials. The proposed rear infill would be similar to the neighbour's extension on terms of position and scale. There is recent planning history for similar infill extensions at no. 35 Broomsleigh Street.

The extension would be constructed with matching brick work with timber framed sliding/folding door, following the demolition of the existing rear addition and is considered acceptable in design and appearance.

The proposed rooflight at ground floor level would allow natural light into the kitchen/diner and is considered acceptable in terms of its design and settings.

The proposed hard and soft landscaping design to the garden would allow a functional garden space to the rear, the purposely built flower bed and seating would enhance the appearance of the host building.

Due to the proposed extension's size and location, there would be no harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure

No objections have been received prior to making this decision. The planning history of the site has been taken into account when 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, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also

accords with policies 7.4, 7.6 of the London Plan 2015 and paragraphs 14, 17, 56-68 of the National Planning Policy Framework.

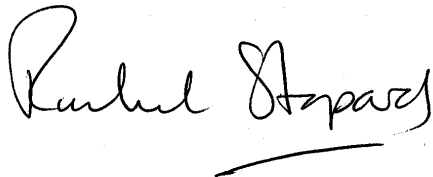
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Director of Supporting Communities