

Mr Tom Rutt
TR Studio
82 Harmond Street
London
NW1 8DS

Application Ref: **2016/1593/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Healey Street
London
NW1 8SR

Proposal:
Demolition of existing single storey extension, creation of two storey rear extension, and addition of timber sash window in the closet wing.

Drawing Nos: Design & Access Statement, E00, E01, E02, E03, P01 Rev C, P02 Rev B & P03 Rev C

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 Design & Access Statement, E00, E01, E02, E03, P01 Rev C, P02 Rev B & P03 Rev C

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal two storey rear extension, insertion of roof lights and changes to the fenestration are considered acceptable. The planning application is a resubmission of an almost identically approved application reference 2015/6912/P. The resubmission increases the depth of the first floor rear extension by approximately 700mm beyond the previously approved planning application. The rear extension at ground floor and first floor levels would be a modest 0.5 and 1.8m respectively beyond the existing rear elevation, appearing subordinate to the host property in accordance with design guidance CPG1. The roof lights are hidden from public view and the fenestration changes are acceptable and welcomed.

The proposed first floor rear terrace would be enclosed by the existing closet wing on the host property and the projecting rear extension on No 25. A balustrade would be set back from the rear elevation preventing amenity loss to the privacy of neighbouring occupiers in accordance with Policy DP26.

Neighbouring properties have been consulted, and a site notice erected, no objections or comments have been received at the time of writing. The site's planning history and relevant appeal decisions were 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 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 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).

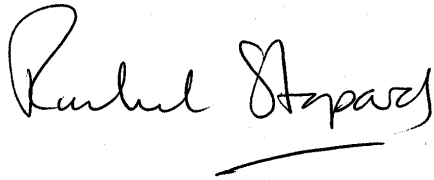
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

Rachel Stopard
Director of Supporting Communities