

Mrs Erika Suzuki
Takero Shimazaki Architects
6a Peacock Yard
Iliffe Street
London
SE17 3LH

Application Ref: **2016/0951/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

25 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

76 Canfield Gardens

London

NW6 3ED

Proposal: Erection of ground floor rear extension, associated alterations and new side metal gate to existing flat.

Drawing Nos: 423_001, 423_005, (As existing:) 423_010/C, 423_011/A, 423_020/B, 423_030/B, (As proposed:) 423_110/E, 423_111/D, 423_120/G, 423_130/B, design & 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 The development hereby permitted shall be carried out in accordance with the following approved plans 423_001, 423_005, (As existing:) 423_010/C, 423_011/A, 423_020/B, 423_030/B, (As proposed:) 423_110/E, 423_111/D, 423_120/G, 423_130/B.

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The proposed rear extension and associated alterations are subordinate in scale and location to the host building and an appropriate design by virtue of height, depth and materials. The rear extension will align with the rear extension at no. 78 on its western boundary and has been reduced in height from that originally proposed. A sloping roof is proposed on the boundary with no. 78 in order to contribute towards a reduced sense of enclosure and reduced scale overall. Rear windows are replaced with metal frames and a side metal gate is proposed on the

boundary with no. 74 Canfield Gardens. New rooflights are proposed to the side flat roof.

Due to the size and location of the development, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The extension would not be visible from the public realm. Whilst the development would have some impact in terms of its additional massing to this already extended property such an extension in this location is not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area because of its scale, location and materials.

Comments have been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were 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 s.72 of the Planning (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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

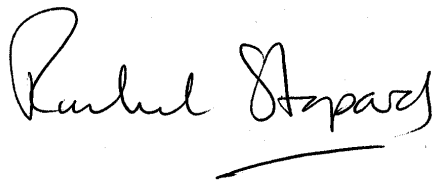
- 4 The permission hereby approved does not include the side metal gate to no. 74 Canfield Gardens as it is outside the boundary lines of this application. Seperate permission should be sought for this element.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers 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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Director of Supporting Communities