

Mr Fabrizio Samaritani
FAB architecture
Unit 11 237A Long Lane
London
SE1 4PX
United Kingdom

Application Ref: **2016/0826/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

26 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 A Lamia House
Chalton Street
London NW1 1JD**

Proposal:

Erection of a first floor rear extension including second floor roof terrace, erection of balustrade, and installation of rooflight (revised)

Drawing Nos: Location Plan, 001A_EX_01, 001A_EX_02, 001_EX_20 Rev A, 001A_EX_30 Rev A, 001A_PL_01 Rev C, 001A_PL_02 Rev C, 001A_PL_30 Rev B, 001A_PL_20 Rev B. 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 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: Location Plan, 001A_EX_01, 001A_EX_02, 001_EX_20 Rev A, 001A_EX_30 Rev A, 001A_PL_01 Rev C, 001A_PL_02 Rev C, 001A_PL_30 Rev B, 001A_PL_20 Rev B. Design and Access Statement.

Reason:

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

- 4 No part of the flat roof area created on the proposed first floor rear extension shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Reasons for granting permission.

The proposed developments would not harm neighbouring amenities or have a detrimental impact on the host building or surrounding character of the area.

The proposed metal balustrade and second floor balcony are sited to the rear of the site, not visible from the streetscene, and there are examples of upper floor terraces in the surrounding terrace. It is considered that the proposed terrace would not create additional overlooking views or have a detrimental impact on neighbouring amenities or be out of character with the surrounding area.

There are examples of upper floor rear extensions in the surrounding terrace in particular at No 29 Chalton Street. The proposed first floor rear extension would not be within one storey of the eaves height and would not be visible from public vantage points. The proposed extension would be set in from the shared boundary with No. 33 Chalton Street and given the existing built form would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

No letter of representation was received prior to making this decision. 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, 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 2016; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

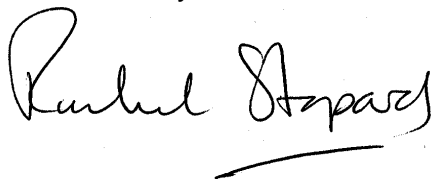
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

