

Mr Amy O'Sullivan
Design Team
26-32 Voltaire Road
Clapham
London
SW4 6DH

Application Ref: **2016/1274/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 Bassett Street
London
NW5 4PG

Proposal:
Erection of single storey rear part-infill extension.
Drawing Nos: Site Location Plan (Ref. PP-00); PP-01; PP-02; PP-03; PP-04; PP-05;
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 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; Site Location Plan (Ref. PP-00); PP-01; PP-02; PP-03; PP-04; PP-05; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey part infill extension is a modest addition subordinate to the three storey host building in terms of its form, scale and proportions. Measuring 5.0m in depth, 2.2m wide and 2.9m high the proportions of the infill extension are appropriate and shall create an addition which is subservient to the host building and preserves the character and appearance of the property and the wider West Kentish Town conservation area. Positioned in a manner that means it would not extend beyond the rear building line, the infill extension would retain a reasonable proportion of the garden, and create a small internal courtyard space. The location of the infill extension at the rear of the property restricts its visual impact on its setting as it would not be visible at all in views from the public realm. In addition the detailed design of the infill extension is acceptable. Constructed of London stock bricks to match the existing extension would form a cohesive addition to its setting. The detailed fenestration to the proposed extension is fitting too, as the rooflight would be discrete within the roof form and the proposed rear facing double-paned door would align with the first and second floor windows above.

With regards to amenity, there is currently a low boundary wall between 37 and 39 Bassett Street and the proposed extension would rise above this quite substantially, and so could have the potential to increase the immediate sense of enclosure and cause loss of daylight and sunlight to 39 Bassett Street, in particular to the ground floor windows of the closet wing and main building's rear elevation. Given that the rear gardens of Bassett Street are south-west facing however, the aforementioned windows at 39 Bassett Street already incur partially blocked daylight and sunlight from the existing part-one/part-two storey closet wing projection at 37 Bassett Street, and it is not felt that the addition of a single storey infill between this projection and number 39, would exacerbate the loss of daylight and sunlight already incurred. Similarly, the proposed infill extension would not create a sense of enclosure greater than the already taller part-one/part-two storey closet wing behind it, so its impact on amenity in these terms would be negligible

also.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are 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 and 7.6 of the London Plan 2016, and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

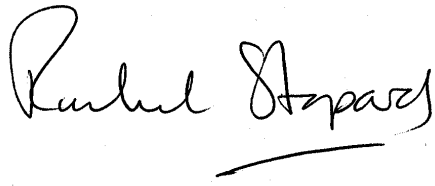
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities