

Mr Abdulali Jiwaji  
1 Old Dairy Mews  
Kentish Town  
London NW5 2JW

Application Ref: **2015/6602/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

6 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**9 A Evangelist Road  
London NW5 1UA**

Proposal: Construction of a single storey side and rear extension to ground floor flat

Drawing Nos: 4035-X.15A, 4035-P.15A, 4035-X.01.

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 application form dated 26/11/2015.



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 4035-X.15A, 4035-P.15A, 4035-X.01.

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

- 4 The area of flat roof at first floor level hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission

The development would form a full width extension and infill the side return with the design distinguishing between new and old elements through the pattern of fenestration and varying roofing materials. The flat roofed rear extension to No. 13 (granted in 2009) is similar in character and design to that being proposed.

The extension would include the removal of the monopitch roof to the existing rear projection with no increase to the height of the existing party wall adjoining No. 11. The extension would be no higher than the existing party wall shared with No. 7, and would project less than 1 m beyond their rear extension owing to the staggered building line of the terrace. There would be no significant impact on light, privacy, outlook to either neighbouring property and the development would not create an appearance of tunnelling or overbearing.

A courtyard would be created behind the existing bedroom, which would improve its provision of light and outlook.

The planning and appeal history of the site has been taken into account when coming to this decision. An objection was raised by the occupiers of No. 7 on several grounds, including the projection of the proposed extension beyond their building line, the height of the flat roof, and lack of roof drainage details. As the original build line is staggered, no harm would be caused by the continuation of this characteristic in the proposed extension. The extension would be higher than the flat roof of No. 7 but would be no higher than the existing party wall, and as such is acceptable in design terms. The rear of the terrace is not uniform, and some variation in height and depth is beneficial to its appearance. Structural and

drainage issues are not material planning considerations in this instance.

An objection was also raised from No. 7 to the parallel application for the upper flat 9B (now withdrawn), on the basis that it could prevent them carrying out a similar development in future. The withdrawn application has no bearing on the proposal under consideration and the future intentions of neighbours cannot form a planning reason for refusal.

The extension would not reduce the existing area of rear garden available to the flat. The proposed green roof is welcomed.

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, and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

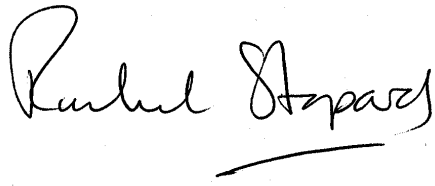
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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