

Mr Z Durrani  
Studio11Development  
79 St. Barnabas Road  
Woodford Green  
Essex  
IG8 7BY

Application Ref: **2015/4985/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

6 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**106 Malden Road**  
**London**  
**NW5 4DA**

Proposal:  
Erection of a part single storey, part two storey rear extension. Excavation of a front light well and conversion of the basement to create an additional two bedroom flat.  
Drawing Nos:

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: Location Plan, 106(01)-01 A, 106 (02)-03 B, 106 (02)-01 C, 106 (02)-02 A, 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 development would not harm neighbouring amenities or have a detrimental impact on the host building or the surrounding conservation area.

The application site is connected to a row of buildings that exhibit a front open lightwell. The lightwell of the host building appears to have been infilled at an earlier point. It is therefore considered that the proposed front lightwell would not be out of character with the host building/surrounding streetscene or out of keeping with the West Kentish Town Conservation Area. The proposal would retain a ground floor shop frontage and would include improvements to the existing shopfront design.

The proposed two bedroom flat would meet the Council's residential development standards under Chapter 2 of the Camden Planning Guidance and exceeds the minimum floorspace requirements under the Department of Communities and Local Government's National Technical Housing Standards.

The proposed lower ground floor rear extension would have a depth of 3 metres is attached to the existing upper ground floor rear extension. Given the existing boundary screening, it is considered that the proposed lower ground floor extension would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

Cycle storage space would be provided to the front at lower ground floor level. The site is in highly accessible by public transport hence a section 106 agreement will be required to secure a car free development. The section 106 agreement would also include a highways contribution and an approval in principle agreement to ensure the proposed works do not result in damage to the adjoining highway.

1 letter of support 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.

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 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 DP2, DP 5, DP24, DP25, DP 26 and DP27 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

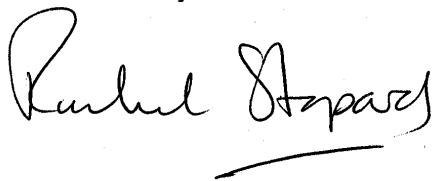
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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