

Mr Simon Baker
Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2016/1882/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Ainger Road
London
NW3 3AS

Proposal:

Part single storey and part two storey rear extension; enlargement of rear dormer; conversion of 1x 1-bed self-contained flat and 1x 2-bed self-contained flat into 1x 3-bed self-contained flat

Drawing Nos: 1427-050; GA036-101; GA036-102; GA036-103; GA036-104; GA036-105; GA036-301; GA036-302 Rev. A; GA036-303 Rev. A; GA036-304; GA036-305.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1427-050; GA036-101; GA036-102; GA036-103; GA036-104; GA036-105; GA036-301; GA036-302 Rev. A; GA036-303 Rev. A; GA036-304; GA036-305.

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

- 3 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.

- 4 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The residential unit hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission

The proposal involves the conversion of 1x 1-bed self-contained flat (Flat B) and 1x 2-bed self-contained flat (Flat A) into 1x 3-bed self-contained flat, which equates to a net loss of 1 residential unit. The net loss of 1 unit is considered to be acceptable as existing flats A and B are substandard, whereas the new 3-bed unit would exceed the required standards; and the new accommodation would provide adequate space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security.

The proposed rear extensions would infill the gap between the host building and the garage block to the south-east. In this case, it would not be possible to extend at lower ground floor level without coming into close proximity of the boundary wall (which may raise access and outlook issues), and therefore the proposal to extend as far as the boundary wall is considered to be acceptable, particularly because the irregular form of the extension would not be discernible, other than when viewed from the upper floors of the host building or the immediate neighbouring buildings. Overall, it is considered that the proposed extension would respect and preserve the original design and proportions of the host building, including its architectural period and style.

The upper ground floor element of the proposed rear extension would have a significantly smaller footprint and would respect the existing pattern of rear extensions along the wider terrace. This element, by virtue of its size and design, would appear subordinate to the host building and it would respect and preserve the original design and proportions of the host building.

The proposed enlarged rear dormer would be similar in appearance to rear dormers on other buildings in the terrace. The dormer would be set away from the boundary and would appear subordinate to the roof slope. A sufficient gap would also remain between the dormer and the ridgeline such that the dormer would not project into the roofline when viewed from below.

The proposal would not cause unacceptable loss of amenity to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard.

No objections have been raised in relation to the works. The application 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP19, DP21, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.4, 3.5, 6.9, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 29-41, 47-55, 56-66 and 126-151 of the National Planning Policy Framework 2012.

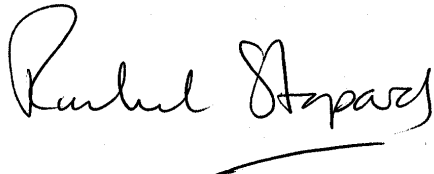
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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