

Mr Robert Dye  
Robert Dye Architects  
4 Ella Mews  
Cressy Rd  
London  
NW3 2NH

Application Ref: **2016/2770/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

5 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Platt's Lane**  
**Camden**  
**NW3 7NP**

Proposal:  
Ground floor extension with minor internal level alterations.  
Drawing Nos: EX00; EX00B; EX001; EX002; EX101; EX201; EX202; EX203; PA00B;  
PA001; PA002; PA101; PA201; PA202; PA203; PA204.

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 EX00; EX00B; EX001; EX002; EX101; EX201; EX202; EX203; PA00B; PA001; PA002; PA101; PA201; PA202; PA203; PA204.

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 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).
- 2 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.

### 3 Reasons for granting permission.

The extension is considered subordinate to the host building in terms of form, scale and proportions. The ground floor addition would result in a full width glazed extension. When taking into account the adjoining property, the proposed extension is considered acceptable in design and size and would retain adequate garden amenity space. The ground floor extension would match the adjoining property at no. 13 in terms of depth and height. The proposal also includes the creation of a new brick garden wall, which will match existing materials of the host building to not impact adversely on the existing building. Thus, it is considered that the extension is acceptable in location, bulk and design. An extension of similar design and scale was recently granted a Lawful Development Certificate (ref. 2015/6600/P dated 10/02/2016).

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the proposed extension's size and location, there would be minimal harm to the amenity of any adjoining residential occupiers in terms of loss of daylight, sunlight, outlook and privacy. As mentioned previously the extension will match that of the neighbouring property at no. 13. With regards to the adjoining property at no. 17, it is considered that due to the height and depth of the proposed rear extension it would not adversely impact on their loss of daylight, sunlight, outlook and privacy.

With regards to the proposed roof light, it is considered that this would not harm the amenity of the neighbouring occupiers in terms of light pollution.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

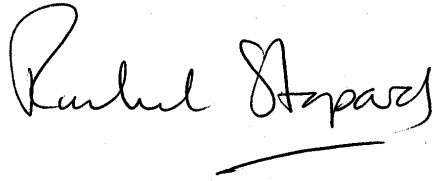
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

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, appearing to read "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard  
Executive Director Supporting Communities