

Mr. Patrick Minns
Patrick Minns Associates
6 St Marks Crescent
London
NW1 7TS

Application Ref: **2016/2762/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Rochester Road
London
NW1 9JJ

Proposal: Erection of single storey part-replacement rear extension and installation of garden access stairs and associated conversion of window to door at first floor level to rear

Drawing Nos: 001 (Site Map); 002; 003; 004; 005; 006; 007; 008; 009; and Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

001 (Site Map); 002; 003; 004; 005; 006; 007; 008; 009; and Design & Access Statement.

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

Informatives:

- 1 Reasons for granting permission.

The proposed part-replacement rear extension would maintain a subordinate relationship with the host dwelling. Although slightly deeper than the existing, the height of the new extension would be lower, reducing the impact on the rear elevation and improving its appearance. The proposed external staircase would be appropriate in terms of material and design and the conversion of a window to a door would not disrupt the fenestration of the host dwelling or building group. There are a number of alterations to the rear elevation evident along the terrace particularly to the east so the works would not be out of character. Furthermore the proposals would only be visible from above ground windows of adjoining neighbours thereby having a limited impact on the Rochester Conservation Area.

The installation of a staircase would lead to some overlooking of the garden of no. 39 Rochester Road but would be set a significant distance forward from the rear elevation of the neighbouring property and so views back into windows would not be possible. Furthermore, unlike a terrace, the staircase would be a transient space and would not provide sufficient space for multiple users. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

One objection has been received prior to making this decision which have been duly addressed. 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 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

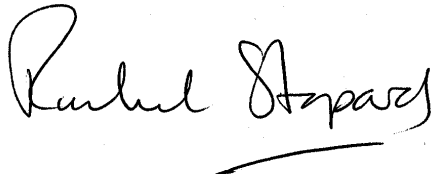
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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
Executive Director Supporting Communities