

Mr Simon Baker
Nash Baker Architects
167-169 Kensington High Street
London
W86SH

Application Ref: **2016/2397/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

15 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Primrose Gardens
London
NW3 4UL

Proposal:

Conversion from 5x self-contained flats to 3 flats: (2x3 bed and 1x2bed) erection of single-storey extension at rear lower ground floor level, re-instatement of rear bay-window at ground floor level and installation of timber framed sash windows to the rear and the erection of a terrace at first floor level to the rear and a terrace at roof level.

Drawing Nos: Site location plan- (Ref: GA35 050; GA35 101; GA35 102; GA35 103; GA35 104; GA35 105; GA35 106; GA35 107; GA35 301; GA35 302; GA35 303; GA35 304; GA35 305; GA35 306; GA35 307; GA35 308; Planning Statement - FW053/FW, 27/4/2016; Design and Access Statement.

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 [Site location plan- (Ref: GA35 050; GA35 101; GA35 102; GA35 103; GA35 104; GA35 105; GA35 106; GA35 107; GA35 301; GA35 302; GA35 303; GA35 304; GA35 305; GA35 306; GA35 307; GA35 308; Planning Statement - FW053/FW, 27/4/2016; Design and Access Statement]

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

Informative(s):

- 1 Reasons for granting permission:

Policy seeks to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. Whilst the proposal results in the loss of two residential units which is contrary to policy, the existing sub-standard units would be enlarged to meet residential space standards. On that basis the net loss of two units is considered acceptable. The proposed would accommodate units of an acceptable size and layout.

The proposed single-storey extension is subordinate to the host building in terms of form, scale and proportions. A sizeable garden would remain and the triple-paned glazed doors would ensure that the extension has a lightweight appearance.

The reinstated bay-window at upper ground level rear would match the neighbouring properties and the installation of new timber framed sash windows would enhance the appearance of the rear elevation.

Roof terraces are common features within the terraced group and are of varied sizes and locations, the proposed roof terrace would be set away from the front and rear to ensure there the terrace is not visible from the wider public realm. The proposed first floor and main roof terrace are modest in size and the black painted

metal balustrades are considered to be sympathetic.

Due to the siting and size of the terrace and extension, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of overlooking and no loss of natural light, outlook, light spill or added sense of enclosure.

One objection was received which has duly been considered. The relevant planning history of the site 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

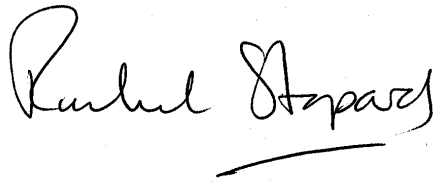
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities