

Mr Jacek Grabowski
Grabowski Architects
59 Ringwood Gardens
London
E14 9WZ

Application Ref: **2016/2061/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

1 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
88 Torriano Avenue
London
NW5 2SE

Proposal: Rear extension to enlarge the second floor level rear element.

Drawing Nos: (Prefix 1007_...) 001, 002, 003, 004 R02, 005 R02, 006 R02, 007 R02;
Design and Access Statement (R02) dated June 2016; Daylight and Sunlight Report dated
30 June 16.

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:

(Prefix 1007_...) 001, 002, 003, 004 R02, 005 R02, 006 R02, 007 R02; Design and Access Statement (R02) dated June 2016; Daylight and Sunlight Report dated 30 June 16.

Reason:

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

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All other 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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of the development, full details of opaque manifestation to be used for the new second floor level window (as indicated on drawing no. 1007-005_R02) shall be submitted to an approved by the Local Planning Authority. The new window should be obscured and non-openable up to a height of 1.7m and the details approved shall be retained in perpetuity unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in

accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission. [Delegated]

Following significant amendments the proposal is no longer out of character with the prevailing pattern of development with many of the surrounding properties (including the adjacent neighbour) benefiting from extensions of a similar form/depth and this form of extension. The proposed development would not significantly detract from the character or appearance of the host or surrounding buildings in terms of its size, scale or design. By extending slightly deeper than its attached neighbour, the proposed extension would read as an individual form, rather than creating a solid uniform massing to the rear. In order to ensure that the choice of brick is appropriately selected that it is appropriate given the variety in the palate of the existing rear extension - a condition has been placed requiring the submission of samples for approval.

The development would similarly not cause disruption to the character of the row/group of dwellings nor impact upon the streetscene. The property is not listed or situated within a conservation area and the site is not visually prominent from surrounding views. The site is within 40m of the Kentish Town Conservation Area, however due to its discreet positioning and proliferation of similar extensions in the vicinity is not considered to cause impact upon this conservation area.

The proposed extension would not reduce the outlook from any adjacent habitable room windows to a degree that would substantiate a refusal. A Daylight/Sunlight report provides evidence that no neighbouring property would be adversely impacted in terms of loss of light by the proposed development. In order to ensure that the proposed development does not cause a loss of privacy or create overlooking issues, a condition is attached requiring details of the obscure glazing and the requirement that it remain fixed shut. The resulting flat roof above the extension would be restricted from use as a terrace.

The planning history of the site has been taken into account when coming to this decision. Letters were sent to 19 neighbouring properties; 2 letters of objection and one comment were received and were duly taken into consideration as part of the assessment. Please refer to the Consultation Report Summary for a full assessment.

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 the London Plan 2016; and the National Planning Policy Framework 2012.

- 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.

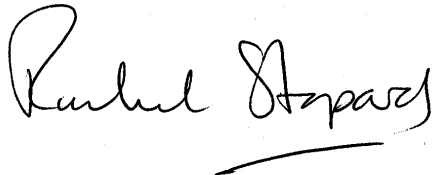
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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