

Mr Filippo Adamo
FiyPa Architectural Design
28A Redcliffe Square
London
SW10 9JY

Application Ref: **2016/2196/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

17 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
4 Chalcot Gardens
London
NW3 4YB

Proposal:

Erection of full width single storey rear extension, following removal of existing metal stairs, and creation of terrace with wrought iron railings and planters.

Drawing Nos: FYP-R-SC-LB01-01000 Rev. 01, FYP-R-SC-LM-21000 Rev. 02, FYP-R-SC-LM-21001 Rev. 02, FYP-R-SC-LB01-01001 Rev. 03, FYP-R-SC-LM-21002 Rev. 03, FYP-R-SC-LM-21003 Rev. 03, site location plan dated 19/04/2016 and design and access statement dated 19/04/2016.

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 policies 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: FYP-R-SC-LB01-01000 Rev. 01, FYP-R-SC-LM-21000 Rev. 02, FYP-R-SC-LM-21001 Rev. 02, FYP-R-SC-LB01-01001 Rev. 03, FYP-R-SC-LM-21002 Rev. 03, FYP-R-SC-LM-21003 Rev. 03, site location plan dated 19/04/2016 and design and access statement dated 19/04/2016.

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

- 4 The use of the roof as a terrace shall not commence until the privacy screen, hereby approved, has been constructed. The screen shall be permanently retained thereafter.

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.

The rear extension would be sunk down so that it would measure a maximum height of 2.3m from the natural ground level. It would be full width, measuring 7.7m wide, and would be 4.5m deep along the boundary with no.3, decreasing to 3.6m deep along the boundary with no.5 due to the existing closet wing. It would be constructed of London stock brick to match the existing building and would feature timber bi-folding doors which would complement the existing fenestration.

The scale and design of the proposal are considered acceptable. The extension would be a subordinate addition to the host property and would not be visible from the public realm. It would be subject to limited private views from the rear of surrounding buildings and is considered to preserve the character and appearance of the host property and the wider Eton Conservation Area.

The extension would be stepped in slightly along the boundary with adjoining

property no.3, so that it would only project 40cm higher than the existing boundary fence. The rear elevation of the host building and neighbouring properties are south east facing, and it is therefore not considered to significantly impact neighbouring amenity in terms of loss of daylight or outlook.

The extension would include a roof terrace above for the benefit of the upper ground floor flat. The terrace features black metal balustrading which is considered a complementary addition and timber privacy screens which would be suitable in the garden setting and would protect the privacy of neighbouring residents.

One comment has been received from the Eton CAAC which has been addressed in the consultation summary. The planning history of the site has been 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 -66 and 126-141 of the National Planning Policy Framework.

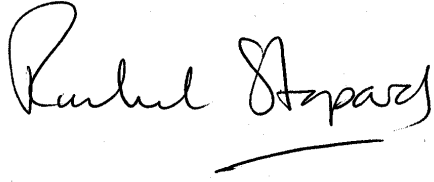
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard
Executive Director Supporting Communities