

Mr Gordon Utting
Flat A
19 Cliff Villas
London
NW1 9AT

Application Ref: **2016/3410/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

22 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
19 Cliff Villas
London
NW1 9AT

Proposal:

Erection of single storey extension at the lower ground level to the rear of the existing dwelling house (Class C3).

Drawing Nos: 01 REV 3.0; 02 REV 1.0; 03 REV 1.0; 04 REV 4.0; 05 REV 1.0; 06 REV 1.0;
email regarding materials from Gordon Utting dated 11.08.2016.

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 policy DP24 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 01 REV 3.0; 02 REV 1.0; 03 REV 1.0; 04 REV 4.0; 05 REV 1.0; 06 REV 1.0; email regarding materials from Gordon Utting dated 11.08.2016.

Reason:

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

Informative(s):

- 1 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.
- 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 Reasons for granting permission.

The proposed single storey rear extension to the lower ground floor would project forward from the existing building line. Whilst this extension would be of a considerable size, it is viewed that a reasonable proportion of useable private amenity space is able to be maintained.

The size, design and materials of this extension are considered to be acceptable. Given this, the proposal will not have adversely impact on the appearance of the

locally listed building or the wider area. It is considered that extension would be subordinate to the host building and not deter from the appearance of the existing building.

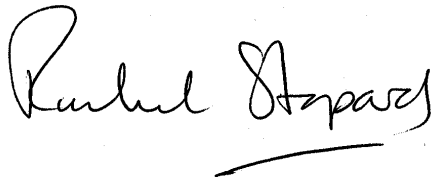
The proposed rear extension will be of an acceptable height, and given its position at the lower ground level will be no higher than the boundary fence. As such it is viewed that its size, location and height will not adversely harm the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities