

Mr Joe Wright  
Joe Wright Architects Ltd  
14 Manchester Road  
South Tottenham  
N15 6HP

Application Ref: **2016/3194/P**  
Please ask for: **Kasuni Thewarapperuma**  
Telephone: 020 7974 **3406**

18 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**52 Hadley Street**  
**London**  
**NW1 8TA**

Proposal:  
Single storey side infill extension with internal alterations

Drawing Nos: 1605-01: PL\_000; PL\_001 Rev. A; PL\_002 Rev. B; PL\_003 Rev. A; PL\_101 Rev. A; PL\_102 Rev. B; PL\_103 Rev. A

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  
1605-01: PL\_000; PL\_001 Rev. A; PL\_002 Rev. B; PL\_003 Rev. A; PL\_101 Rev. A; PL\_102 Rev. B; PL\_103 Rev. A

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed rear extension would be a modest and subordinate design to the existing building which would complement the existing brick clad outrigger.

The new extension by virtue of its subordinate height, matching depth with adjoining extensions would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy. The proposed extension would not be visible from the adjoining properties to the side due to it being nestled between the two storey high outriggers from no. 54 and the application site itself. The rear

boundary adjoins the railway which sits well above the existing ground level of the application site. Given this, there would not be any amenity issues imposed on the neighbours.

The new pitched roof to the existing outrigger wing would not substantially alter the scale or form of the host building. There is some variation in the rear roof design of the outriggers along Hadley Street. The proposed extension and alterations would not harm the appearance of the host property nor the character and appearance of the surrounding area.

No objections from neighbours have been received and the planning history of the site has been taken into account when coming to this decision.

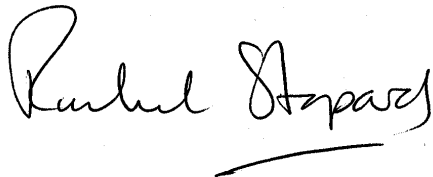
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 56 -66 of the National Planning Policy Framework.

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.

Rachel Stopard  
Executive Director Supporting Communities