

Ms Nichola Barrington-Leach
NVBL
Flat 2, 162 Camden Road
Camden
London
NW19HJ

Application Ref: **2016/3852/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Basement Flat
16 Mill Lane
London
NW6 1NS

Proposal:
Demolition of the existing conservatory and erection of a replacement single storey rear extension
Drawing Nos: 00; 01; 02; 03; 04; 05; 06; 08 (dated June/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 00; 01; 02; 03; 04; 05; 06; 08 (dated June/2016)

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, 5 Pancras Square, London N1C 4AG, (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 The proposed development is a replacement of the existing conservatory with a slightly larger structure which would be an increase of 1.7m (depth) x 1.3m (width). The replacement extension by virtue of its subordinate massing and materials would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy. It would not be unduly dominant or result in undue loss of light for the adjoining properties at no. 18 due to the modest increase in depth and would not have any impact on no. 14 due to the set back from the shared boundary. 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 extensions of the outriggers along Mill Lane. 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.

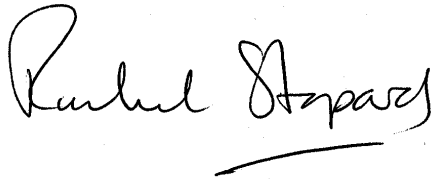
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords 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