

Mr Charles Couzens
Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Application Ref: **2016/2161/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

8 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
23 Bartholomew Road
London
NW5 2AH

Proposal: Single storey rear extension and insertion of side window.

Drawing Nos: Site location plan; 01, 02, 03 rev 02, 04 rev 02, 05 rev 02, 06, 07 rev 02.

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: Site location plan; 01, 02, 03 rev 02, 04 rev 02, 05 rev



02, 06 and 07 rev 02.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Detailed plan, elevation and section drawings of the new west facing side window (as shown on drawing number 04 rev 02) at a scale of 1:10, including details of materials to be used;

b) Sample and details of brick type to be used in the rear extension.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. All other new external work not mentioned above 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 4 The new west facing side window (as shown on drawing number 04 rev 02) shall be obscure glazed and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking from and/or of neighbouring premises and ensure a sufficient level of light and outlook are experienced from within the host property in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 5 No part of the flat roof of the new rear extension shall be used as a terrace at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010.

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 single storey extension would measure approximately 3.3m in height, 9.8m in width, and between 3-5m in depth at various points when measured from the existing rear elevation.

Camden Planning Guidance (CPG1 - Design: 4. Extensions, alterations and conservatories) requires that extensions should be subordinate to the original building in terms of scale and situation. In this particular instance a full-width rear extension is considered to be acceptable given the large scale of the host and surrounding 3 storey buildings and sizeable gardens within the rear of Bartholomew Road. As such, the proposed extension would appear sufficiently subordinate to the main building while still retaining a reasonably sized garden.

The height of the proposed rear extension (at approximately 3.3m) would match the height of an existing rear extension at the host property as well as the adjoining property at no. 25 which has a full-width extension. The host property is faced on the other (west) side by no. 21 with a solid brick side elevation that is 4 storeys in height. The proposed extension is therefore considered to be appropriate in height as it respects the existing context and local setting.

Details of the brickwork are conditioned to ensure a brick of good quality and tone is used. In addition, a condition requiring details of the new side window and materials has been added which also requires that the window is obscure glazed in order to protect neighbouring amenity. As such, the proposal would not to adversely alter the character or appearance of the building or detract from the wider Bartholomew Road Conservation Area.

There are no amenity concerns as a result of these proposals in terms of loss of privacy, daylight/sunlight or the introduction of overlooking to neighbouring properties as the proposed rear extension does not extend beyond the existing

building line and would not impact on any existing neighbouring windows. The proposed extension may reduce slightly the amount of daylight reaching a side entrance door to no. 21 at ground floor level but the impact is considered to be minimal given that it's positioned in front of a high boundary fence and would be approximately 3m away from the extension itself.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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.

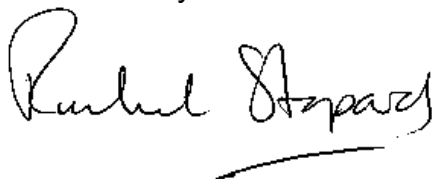
As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan 2016, and 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