

Mr Damon Peddar
22 Redfern Road
London
NW10 9LB

Application Ref: **2016/4047/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

14 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24 Churchill Road
London
NW5 1AN

Proposal: Erection of single storey rear extension and replacement of all single glazed windows with double glazed units

Drawing Nos: 160621/01; 160621/02; 160621/03; 160621/04; 160621/05; 160621/06; 160621/07; 160621/08; 160621/09; 160621/10; 160621/11; 160621/12; 160621/13; and Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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: 160621/01; 160621/02; 160621/03; 160621/04; 160621/05; 160621/06; 160621/07; 160621/08; 160621/09; 160621/10; 160621/11; 160621/12; 160621/13; and Design & Access Statement.

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

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear and side infill extensions would be a subordinate addition to the main property. The main element of the extension would infill the area between the existing outrigger and boundary wall and be recessed so as to reduce bulk and respect the original pattern of rear development along the terrace. The additional rear element would partly replace a small extension to the original outrigger which is in bad state of repair. There are several examples of rear extensions along this side of Churchill Road and to the rear of the property along Spencer Rise so the proposed would not be out of character.

The replacement of single glazed windows with double glazed units would not have a material impact on the appearance of the property as the material, colour and style would match existing.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the existing boundary wall of approximately 2m high, it is not considered that an additional 0.5m would have an adverse impact on the amenity of no. 25 Churchill Road in terms of outlook and daylight/sunlight.

Two comments have been received prior to making this decision which have been duly addressed. 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

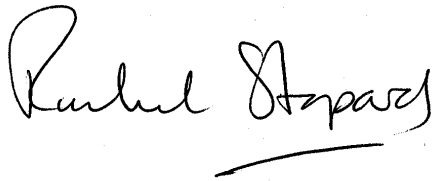
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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



Rachel Stopard
Executive Director Supporting Communities