

Mr Tim Williams
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2016/4125/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

20 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**8 Langland Gardens
London
NW3 6PY**

Proposal:
Erection of single storey rear extension to single family dwelling house (Class C3).
Drawing Nos: (Prefix 1048-) S01, S02, S03A, S04, S05, S06, S07, S08, S09, S10, S11, S12, S13A; (Prefix 1048-AP2-) 01B, 02B, 03B, 04B, 05B, 06B, 07B, 08B, 09B, 10B, 11B;
Planning and Heritage Statement

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 policies 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: (Prefix 1048-) S01, S02, S03A, S04, S05, S06, S07, S08, S09, S10, S11, S12, S13A; (Prefix 1048-AP2-) 01B, 02B, 03B, 04B, 05B, 06B, 07B, 08B, 09B, 10B, 11B; Planning and Heritage Statement

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 This application seeks to vary the design of a rear extension which was previously approved under planning application ref. 2016/0714/P. The dimensions and mass of the hereby proposed rear extension is the same as that which was approved, with the only variation being in the elevational treatment. The hereby proposed scheme includes aluminium framed sliding doors and windows (rather than painted timber as previously approved), with an increase in glazing area and a reduction in the width of the central column.

Overall it is considered that the proposed alterations would have a limited impact upon the character and appearance of the host dwelling, pair of semi-detached dwellings or the wider Conservation Area. The proposed extension would remain

subordinate to the host dwelling and would not detract from or compete with the character of the host dwelling; with its detailed design complementary contrasting that of the main dwelling. This design therefore helps to create visual distinction between the new and original elements of the dwelling, such as the characteristic fenestrations and red brick at upper floors which would be retained. The extension would remain highly secluded within its siting; being visible almost exclusively in private views from the applicants' own garden and that of no.6 and it is not considered that these private views would be detrimentally impacted upon as a result of the proposed scheme. Furthermore the host dwelling is read within the group of nos.2-8 and within this group there is limited consistency of appearance across the dwellings. The extension would therefore not interrupt a uniform pattern of development and would not appear out of character for the area, with a modern extension with similar elevational treatment being approved at no.4 in 2015 (ref. 2015/0315/P). The proposed development is therefore considered to preserve the character of the Conservation Area.

The proposed rear extension retains the same external dimensions as that which was previously approved under 2016/0714/P. It is not considered that the hereby proposed variation would lead to any impacts upon the residential amenities of any neighbouring resident to a level of detriment.

The planning history has been taken into account in coming to this decision. No comments/objections were received in relation to the proposed development. 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.

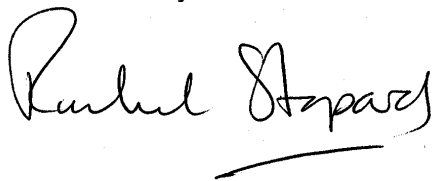
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 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.

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 drawn underneath the signature.

Rachel Stopard

