

Ms Amanda Pluviano
Flat A , 49 Gaisford Street
London
NW5 2EB

Application Ref: **2016/3028/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
49 Gaisford Street
London
NW5 2EB**

Proposal: Erection of part single storey and part two storey rear extension at lower and upper ground floor levels

Drawing Nos: 1601-00; 1601 - 001; 1601 - 002; 1601 - 003; 1601 - 004; 1601 - 005; 1601 - 006; 1601 - 007; 1601 - 008; 1601 - 009; 1601 - 010; 1601 - 011; 1601 - 013 Rev. B; and 1601 – 014.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1601-00; 1601 - 001; 1601 - 002; 1601 - 003; 1601 - 004; 1601 - 005; 1601 - 006; 1601 - 007; 1601 - 008; 1601 - 009; 1601 - 010; 1601 - 011; 1601 - 013 Rev. B; and 1601 - 014.

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

- 3 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.

Informatives:

- 1 Reasons for granting permission

The proposed extensions are to the rear of the property, where they would not be visible in the streetscene along Gaisford Street. It is considered that the proposed extensions would relate well to the host building in terms of location, form, scale, proportions, dimensions and detailing.

The rear of the building is of limited architectural merit and it has already undergone change, which is evidenced by the different brick types around both the lower and upper ground floor windows. It is considered that the proposed extensions would respect and preserve the original design and proportions of the building, including its architectural period and style.

The lower ground floor part of the proposed rear extension would measure 5.5 metres deep; however, the host building has a relatively deep footprint (approximately 9 metres) and, on balance, the extension is considered to be subordinate in scale. The upper ground floor element would be smaller and would only measure 2.8 metres long, which is considered to be acceptable as a smaller footprint is usually expected of higher level extensions.

The proposal would also allow for the retention of a reasonable sized garden area, which is welcomed.

The proposed fenestration at lower ground floor level would not match the existing fenestration on the building; however, this is already the case and the large openings would allow for greater levels of sunlight/daylight within the extended dwelling. Revised plans have been received during the course of the application so that the upper ground floor part of the extension would have a window opening which aligns with the openings above.

It is not considered that the proposed extension would cause undue loss of amenity to neighbouring properties with regards to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012. The proposed development also accords with Policy D3 of the Kentish Town Neighbourhood Plan.

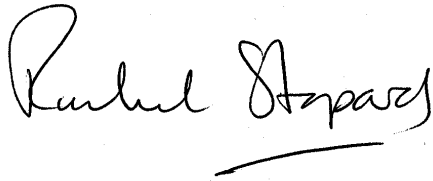
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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 name.

Rachel Stopard
Executive Director Supporting Communities