

Ms Amy O'Sullivan
BuildTeam
342 Clapham Road
London
SW9 9AJ

Application Ref: **2016/4453/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

11 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
132 Fellows Road
LONDON
NW3 3JH

Proposal:

Erection of a single storey side extension to the ground floor flat.

Drawing Nos: Site location Plan; SPP-(01A; 02A; 03A; 04; 05A; 06A; 07A; 08); Design and Access Statement and Heritage Statement dated August 2016 prepared by design team.

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; SPP-(01A; 02A; 03A; 04; 05A; 06A; 07A; 08).

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed development consists of a side infill extension measuring 6.7m in depth with a 3.5m open courtyard and 2.7m in height extending to the boundary wall of No. 134 Fellows Road. The proposed extension would not project beyond the adjoining ground floor rear conservatory extension in depth and height and both would be partly below the existing garden ground levels. Therefore it would be subordinate to the host building and not result in a cumulatively bulky rear addition. The extension would still retain the majority of existing garden space to the rear. The design and materials of the proposed infill extension would match the existing extension thus creating a harmonious appearance. Therefore the proposal is considered to preserve the character and appearance of the host property and Belsize Park 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.

The proposal will have a minimal impact on the amenities of the flat above and the adjacent property at No. 134 Fellows Road in terms of daylight/sunlight, outlook and overlooking, due to its sunken nature, minimal increase in height above the existing garden wall, and setback from adjoining habitable room windows.

No comment was received prior to making this decision. The site's planning history was 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 Policies. The proposed development also accords

with The London Plan 2016 and the National Planning Policy Framework

- 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).

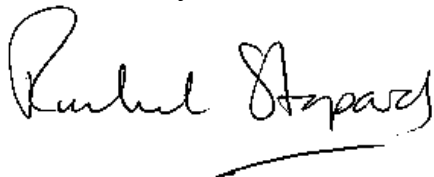
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities