

Mr Felix Padfield
Mr Mark Evans
65 Gascony Avenue
London
NW6 4ND

Application Ref: **2016/3855/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
65 Gascony Avenue
London
NW6 4ND

Proposal:

Demolition and reconstruction of existing single storey rear extension and erection of single storey side infill extension at ground floor level.

Drawing Nos: FDB-65GA-A100; FDB-65GA-A101, FDB-65GA-A102A, FDB-65GA-A102, FDB-65GA-A103, FDB-65GA-A104, FDB-65GA-A105, FDB-65GA-A106A, FDB-65GA-A106, FDB-65GA-A107, FDB-65GA-A108, FDB-65GA-A109, FDB-65GA-A201, FDB-65GA-A202, FDB-65GA-A204, FDB-65GA-A206; FDB-65GA-A207, FDB-65GA-A208, FDB-65GA-A301, FDB-65GA-A302; FDB-65GA-A601.

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 policy DP24 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: FDB-65GA-A100; FDB-65GA-A101, FDB-65GA-A102A, FDB-65GA-A102, FDB-65GA-A103, FDB-65GA-A104, FDB-65GA-A105, FDB-65GA-A106A, FDB-65GA-A106, FDB-65GA-A107, FDB-65GA-A108, FDB-65GA-A109, FDB-65GA-A201, FDB-65GA-A202, FDB-65GA-A204, FDB-65GA-A206; FDB-65GA-A207, FDB-65GA-A208, FDB-65GA-A301, FDB-65GA-A302; FDB-65GA-A601.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to the ground floor flat of a three storey terraced property of traditional appearance. It is proposed to reconstruct an existing single storey rear addition to the outrigger and erect a side infill extension. The proposed rear extension would be within the same footprint as the existing, but would be approximately 0.5 metres taller, measuring 3 metres in height. The side infill extension would measure approximately 2.8 metres in height, 2.2 metres wide and 5.6 metres deep.

When viewed with the rear garden, the proposed scheme would result in a full width rear extension, however given the scale of the original dwellinghouse it is considered to be subordinate to the host building.

The brickwork would reflect the finish elsewhere on the property. The choice of aluminium for the door frames is not considered to be detrimental to the character or appearance of the building due to their position at lower ground floor level and would not be visible from the public realm.

The proposed rear extension to the existing outrigger would be identical in depth to the existing rear extension and only 0.50 metres taller; therefore it would have very minimal impact on No. 63 in terms of loss of light. The extension would not have any windows or doors which face the adjacent properties and therefore it would not result in loss of privacy to either adjoining number. There is a considerable height

difference in the ground level between No. 65 and number 67 of approximately 850mm. Whilst there would be some loss of light to it is considered that it would not be an unacceptable amount due to the difference in ground level and the stepped design of new side extension roof.

One objection was received prior to making this decision. The site's planning history and relevant appeal decisions were 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 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 2015; and paragraphs 14, 17, and 56 -66 and 126-141 of 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).

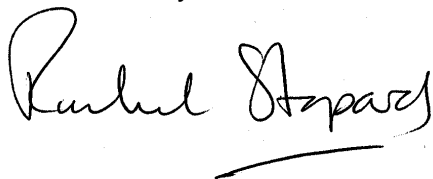
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

