

Mr Martin Ashton
Garden Flat
26 Healey Street
London
NW1 8SR

Application Ref: **2016/5025/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

18 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
26 Healey Street
London
NW1 8SR

Proposal:
Erection of single storey rear infill extension.

Drawing Nos: Site Location Plan; 1611 PL GF 101; 1611 EL XX 201 Rev 01; 1611 EL XX 201 Rev 02; 1611 PL XX 101 Rev 01

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; Site Location Plan; 1611 PL GF 101; 1611 EL XX 201 Rev 01; 1611 EL XX 201 Rev 02; 1611 PL XX 101 Rev 01

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear infill extension is a modest addition subordinate to the host building in terms of its form, scale and proportions. Matching the height and sloped roof form of the existing part width rear extension, the infill would act as a cohesive continuation of the existing addition. As it would not extend beyond the existing rear building line, it would also retain a reasonable proportion of garden space. Constructed from brick and with a roof finish to match the existing part width extension, the infill employs suitable materials that respect its setting. The location of the infill extension at the rear of the property restricts its visual impact on its setting as it would not be visible at all in views from the public realm, and it would be barely perceptible in oblique views from neighbouring properties.

In terms of amenity, the proposed infill extension could only cause harm to the rear aspect of 24 Healey Street in terms of an increased sense of enclosure, but it is felt that given its modest depth of only 1.7m, this impact would be wholly negligible. In view of the proposed extension's limited size, its design and its location there would be no harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy or light spill.

No objections were received prior to making this decision. The planning history of the site 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 the Kentish Town Neighbourhood Plan 2016, 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).

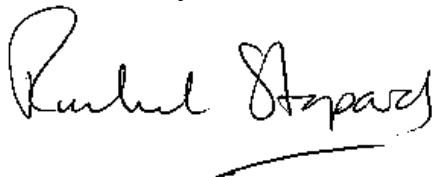
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities