

Mr Amal Weerasinha  
Z. ARC Limited Architects  
63 Rowantree Road  
Enfield  
EN2 8PN

Application Ref: **2016/4502/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

19 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**50 Rochester Road**  
**London**  
**NW1 9JL**

Proposal:  
Erection of single storey rear extension at lower ground floor level with associated roof terrace at upper ground floor level.  
Drawing Nos: 182-P-09 B, 182-P-11 C, 182-P-01 B, 182-P-10 B, Design & Access Statement dated 08/08/2016.

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 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 182-P-09 B, 182-P-11 C, 182-P-01 B, 182-P-10 B, Design & Access Statement dated 08/08/2016.

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

Informative(s):

- 1 Reasons for granting permission:

The size, scale, bulk and design of the proposed single storey rear extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposal would be largely concealed by the existing two storey rear projections of the host and neighbouring property (51 Rochester Road) and its limited visibility would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development.

The height and rearward projection of the proposed extension would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy. Similarly, the new first floor roof terrace would be flanked by the existing two storey structures to the host and neighbouring properties with the only views available being of the rear garden at the site ensuring no undue overlooking of any neighbouring habitable rooms would occur.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 policies of the London Plan 2016 and the National Planning Policy Framework 2012.

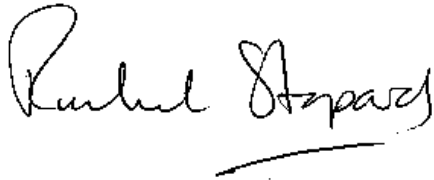
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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