

Mr Diego Calderon
DFN+DC architects
42 Theobalds Rd
London
WC1X 8NW

Application Ref: **2016/4650/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

24 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
27 Cantelowes Road
London
NW1 9XR

Proposal:

Erection of single storey rear extension at lower ground floor level and re-cladding of existing side extension.

Drawing Nos: 095 (00) 001 P1, 095 (00) 002 P1, 095 (00) 100 P1, 095 (00) 101 P1, 095 (00) 102 P1, 095 (00) 202 P1, 095 (00) 203 P1, 340 P1, 095 (01) 100 P1, 095 (01) 101 P1, 095 (01) 102 P1, 095 (01) 202 P1, 095 (01) 203 P1, 095 (01) 340 P1.

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 095 (00) 001 P1, 095 (00) 002 P1, 095 (00) 100 P1, 095 (00) 101 P1, 095 (00) 102 P1, 095 (00) 202 P1, 095 (00) 203 P1, 340 P1, 095 (01) 100 P1, 095 (01) 101 P1, 095 (01) 102 P1, 095 (01) 202 P1, 095 (01) 203 P1, 095 (01) 340 P1.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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 architectural features and character of the host and neighbouring dwellings, particularly as it would occupy a similar floor area and portion of the original rear elevation as the existing rear extension at the site. Whilst contemporary in its design, the size and form of the proposal is sympathetic to the original bay window features of the property and its limited visibility from the public realm would ensure no undue harm is caused to the appearance of the surrounding conservation area.

The proposal would be approximately 0.7m higher than the existing structure at the site and 0.2m deeper. This increase in size is marginal and considered acceptable in this instance as it would not cause an undue loss of amenity to neighbouring properties in terms of loss of light, outlook or privacy.

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.

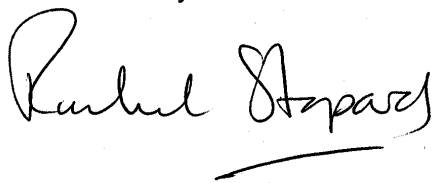
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

