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Application Ref: **2016/4233/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

25 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 East Heath Road**  
**London**  
**NW3 1AL**

Proposal:  
Erection of single-storey glazed extension at rear basement floor level; and installation of a new timber sliding entrance gate to front boundary and associated works to the front driveway and rear garden.

Drawing Nos: Location plan; Existing - P\_01 A; 100 AP\_02 C; 100 A BP\_03 B; 100 A BP\_04 A; 100 AP\_05 A; 100 AP\_06 A; P\_07 A; AP\_08 A; P\_11 A; P\_13A; P\_14 A; P\_15 B; P\_16 A; AP\_17 A; P\_18; P\_19 B; P\_20; P\_21; P\_22; P\_23; Door Schedule 16006 Rev A; Design Access Statement, ref. 16006, July 2016; Heritage Statement, July 2016 by APH; Landscape Design Proposal, 29July 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 [Location plan; Existing - P\_01 A; 100 AP\_02 C; 100 A BP\_03 B; 100 A BP\_04 A; 100 AP\_05 A; 100 AP\_06 A; P\_07 A; AP\_08 A; P\_11 A; P\_13A; P\_14 A; P\_15 B; P\_16 A; AP\_17 A; P\_18; P\_19 B; P\_20; P\_21; P\_22; P\_23; Door Schedule 16006 Rev A; Design Access Statement, ref. 16006, July 2016; Heritage Statement, July 2016 by APH; Landscape Design Proposal, 29 July 2016. ]

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

#### Informative(s):

- 1 Reasons for granting permission:

A single-storey glazed extension at rear basement floor level is proposed (3.0x3.0 x3.0m). It would abut an existing single-storey basement extension and setting 1.0m below the apex of the shared boundary wall with no.16. The extension is subordinate in scale and location to the 3- storey host building, and respects the character and setting of neighbouring buildings; with single-storey extensions of varied scale and materials. The simple modern design is appropriate for the conservation area and its largely glazed and lightweight appearance harmonise with the white rendered finish of the host building. As such, the single-storey extension would have a limited impact on the character and appearance of the conservation area. Due to the high shared boundary walls, the proposed extensions size and location would be largely screen from private views; and not be visible from the public realm. As such it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

The new sliding timber gate to the front boundary would mirror the scale and proportions of the existing and align with the front boundary height and is considered acceptable. The proposed hard and soft landscaping works are considered an improvement on the existing and is considered acceptable.

2 comments have been received. One suggests a condition to restrict the hours of

works and the other highlighting due diligence on proposed works. There are two objections raised prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, and 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.

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 London Plan 2016; and the National Planning Policy Framework.

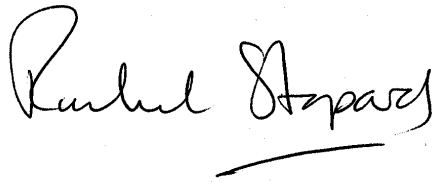
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities