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Arc3 Architects
663-665 Garratt Lane
Wandsworth
London
SW17 0PB

Application Ref: **2016/5004/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
67 York Way
LONDON
N7 9QF

Proposal:
Proposed single storey rear extension to the dwellinghouse (C3).
Drawing Nos: G845: L01, BP02, 101, 102, 103, 104, 121RevA, 122, 123, 124RevA.

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:

G845: L01, BP02, 101, 102, 103, 104, 121RevA, 122, 123RevA, 124RevB.

Reason:

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings.

The extension would not extend beyond the building lines of both adjoining neighbours No.65 and 60 York Way on either side, there are extensions of similar depth further along the street. The houses on this side of the street have been variously altered at the rear, with taller and wider extensions nearby. The layout of the extension would mirror that of the adjoining neighbour's (No.65) which was given permission under ref: 2013/1264/P. The footprint of the proposed extension with lightwell would not take up more than 50% of the remaining rear outdoor amenity area.

Revised plans were submitted to drop the height of the parapet to the rear elevation by 500mm to appear more subservient to the host property and prevent obscuring the appearance of the first floor window of the outrigger.

The proposed simple modern design is appropriate for the conservation area with flat roof, rooflights and aluminium folding doors which would reflect similar to that

used on this terrace. The walls would be built in brick to match that of the existing house and neighbouring properties, this would be conditioned to ensure this.

As such, the proposed extension is single storey and its limited visibility would have a limited impact on the character and appearance of the conservation area.

The most affect neighbouring occupier would be No.65 who are on a lower gradient to the application site. As mentioned above, the proposal would mirror that of the existing neighbour's extension which has a lightwell space located between the outrigger and the boundary. Such space on both properties would allow sufficient amount of light and outlook to both neighbours. A condition would be included to prevent the roof of the extension to be used as an outdoor roof terrace.

Thus, due to the proposed extension's size and location, 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.

One objection and one comment were received 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 or enhancing the character or appearance of the conservation area and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 policies of the London Plan 2016; 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

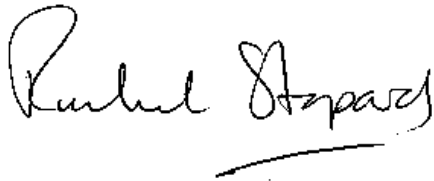
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 it.

Rachel Stopard
Executive Director Supporting Communities