

Mr Lorenzo Pandolfi
CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/5225/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

31 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
103 Priory Road
London
NW6 3NN

Proposal:

Erection of single storey rear extension at 2nd floor level.

Drawing Nos: 103 PR 5201, 103 PR 5202, 103 PR 5203, 103 PR 5204, 103 PR 5251, 103 PR 5252, 103 PR 5253, 103 PR 5254, 103 PR 5255, 103 PR 5256, and planning statement dated 23/09/2016.

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 policies 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: 103 PR 5201, 103 PR 5202, 103 PR 5203, 103 PR 5204, 103 PR 5251, 103 PR 5252, 103 PR 5253, 103 PR 5254, 103 PR 5255, and 103 PR 5256.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension is considered acceptable by virtue of its design, position and scale. A number of alterations and extensions have already been approved at the application site including a ground floor rear extension, two storey side extension, and a small second storey infill extension. This application seeks permission for a second extension at second floor level which would be the same height and depth as the previously approved one. The extension would 'square off' the host building at this level so that it would not project further than the existing rear or side building line. With a footprint of approximately 4sqm, it is considered a subordinate addition that would not harm the overall character and appearance of the host building.

The extension would be constructed of matching brickwork with new glazed doors to provide access to the existing terrace. The extension would match the host building in terms of style, materials and fenestration. The proposal also includes the replacement of the railings around the second floor terrace. They would be similar to the existing railings in terms of style and colour and are considered acceptable.

The proposed development would not be visible from the public realm, and would only be subject to limited private views. The works would be sympathetic and subordinate to the host building, preserving its character and appearance, as well as that of the wider conservation area.

Due to the location of the proposed works, the development is not considered to harm the amenity of adjoining occupiers in terms of loss of privacy, outlook or daylight. The extension features a window to the side elevation which would be obscure-glazed to protect the privacy of neighbouring residents. The extension

would also sit within the shadow of the existing building, and therefore would not harm the daylight and sunlight to neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site and surrounding area 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, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies 2 and 3 of the Fortune Green West Hampstead Neighbourhood Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

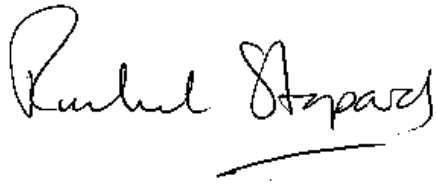
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

Handwritten signature of Rachel Stopard in black ink, featuring a stylized 'R' and 'S'.

Rachel Stopard
Executive Director Supporting Communities