

Mr Rory Pennant-Rea
Vine Architecture Studio Limited
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1a Vine Court
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Application Ref: **2016/4464/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

4 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
29 Sherlock Road
London
NW3 2HR

Proposal: Erection of side and rear infill extensions to the existing single storey side/rear extensions and associated alterations

Drawing Nos: SV01, SV02, SV03, SV04, SV05, SV06, SV07, PR01 1, PR02 1, PR03 1, PR04 1, PR05 1, PR06 1, PR07 1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: SV01, SV02, SV03, SV04, SV05, SV06, SV07, PR01 1, PR02 1, PR03 1, PR04 1, PR05 1, PR06 1, PR07 1.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises of a ground floor flat forming part of a mid-terraced residential building on Shirlock Road within the Mansfield Conservation Area. The property has a single storey rear extension and two projecting bay window extensions on the side elevation of the original rear outrigger. The proposed development involves side and rear infill extensions to the extensions and associated alterations.

The extension to the side of the rear outrigger would measure 1m depth, 2.7m width and 3m high with a flat roof. It would be finished with timber cladding. Other alterations to the side elevation include a replacement window and timber cladding to the inner bay window, replacement of the timber cladding to the outer bay window with matching stock brick and closing up a small window opening with matching stock brick. The proposed addition to the rear would infill a gap on the northern side of the existing extension measuring 1m depth, 700mm width and 2.5m height. The pressed metal roof would be extended over this small area. The metal roof was approved under planning application PE9900904 dated 15/02/2000. Other alterations on the rear elevation include replacement windows and doors.

The extensions and alterations would harmonise with the existing building and the character of the area and be in accordance with CPG1 (Design) in terms of their layout, scale and design. Overall, the development would preserve the character and appearance of the Conservation Area in accordance with policies DP24 and DP25.

The small infill rear extension would project 1m beyond the neighbouring conservatory extension at no. 31 Shirlock Road and the 3 m high boundary party wall would be extended by the same depth. This is considered to be a modest projection beyond the neighbouring extension and the development would not

result in a materially harmful amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy DP26.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One comment was received from the Mansfield CAAC which has been taken into account, however, the metal roof to the existing extension was previously approved and the proposal would result in only a small extension/alteration to the roof. The planning history of the site has therefore been taken into account when coming to this decision.

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 the London Plan 2016 and the National Planning Policy Framework.

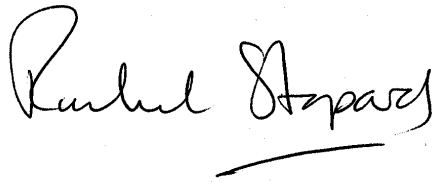
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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