

Mr Tom Cole
Hoos
76 Portland Place
London
W1B 1NT

Application Ref: **2016/4891/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

31 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
81 Clarence Way
London
NW1 8DG

Proposal: Single storey extension at first floor level, replacement of existing door to window and creation of access to existing first floor terrace to dwelling house

Drawing Nos: D100; D101; D102; D103; D104; D105; D106; D107; and Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: D100; D101; D102; D103; D104; D105; D106; D107; and Design and Access Statement.

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

Informatives:

- 1 Reasons for granting permission:

The proposed single storey rear extension is subordinate to the host building in terms of its form and proportions. It will feature a flat roof at a height of 5.5m and would have a width of 2.28m and a depth of 2.23m from the existing first floor rear projection. The depth of the extension will be in line with neighbouring extensions at first floor level and is considered to be of an appropriate cumulative size and scale. Furthermore, the development retains the half width projection at first level which is a characteristic of the buildings along Clarence Way.

The proposal will be constructed of London stock brick with white timber framed sash windows and door which is considered an improvement from the existing uPVC window currently at the rear. The proposed flush rooflight is considered to be of an appropriate size and would sit comfortably. The location of the development at the rear of the building would mean it has a limited impact on the Harmood Street Conservation Area as it would not be visible from the public realm.

Due to the size and location of the proposed extension, there would be negligible harm to the amenity of any adjoining residential occupiers.

Overlooking concerns have been decreased as a result of the extension towards No. 83 and No 85 Clarence Way and it being developed out into the existing rear first floor terrace.

The proposal will still retain a proportion of outdoor amenity space upon the first floor level terrace while the garden space will remain unaltered.

No objections have been 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, under s.72 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 Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

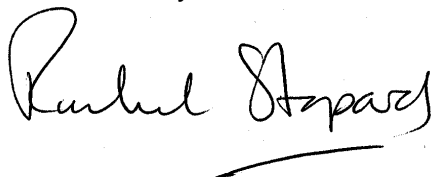
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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