

Miss Cat Ablitt  
Studio 1 Architects  
9 Thorpe Close  
Notting Hill  
London  
W10 5XL

Application Ref: **2016/5402/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974

25 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**37 Priory Road**  
**London**  
**NW6 4NN**

Proposal:

Replacement of rear conservatory by erection of a single storey rear extension, plus excavation of rear garden to create rear patio; erection of side porch with alterations to side windows and door.

Drawing Nos: Design & Access Statement 17/08/2016; PL-001 Rev. E; PL-002 Rev. A; PL-003; PL-100; PL-101; PL102; PL-103

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- Design & Access Statement 17/08/2016; PL-001 Rev. E; PL-002 Rev. A; PL-003; PL-100; PL-101; PL102; PL-103

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be full-width, replacing the existing conservatory and adding an infill to its side. The rear garden would be further excavated to create a patio behind this. The rear garden would be 1.0m higher than the patio level which would partially obscure the rear extension and reduce its visual impact when viewed from the garden. The height of the extension would be somewhat higher than the existing but the same depth. As such the proposed extension would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building. It would preserve the character and appearance of the Priory Road Conservation Area.

Due to the sunken location of the extension, it is not considered that the proposed extension would significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The extension would include one roof light at either end, both of which would be set away over 1.1m from the rear elevation, and it is therefore not anticipated that they would have a detrimental impact in terms of light pollution.

The proposed side porch would infill part of the existing passage. Due to the lowered site level, the porch would be 0.6m higher than the existing boundary wall, and the same height as the existing side gate. This is considered to be sufficiently low that it would not cause a loss of visual separation between No. 37 and the neighbouring building No. 35, and it would not be visible from the street. The proposal is considered to be acceptable in terms of design and will not harm the streetscene or conservation area.

The combined extensions would allow for the retention of a reasonably sized rear

garden.

No objections were 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 Area) 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 of the National Planning Policy Framework 2012.

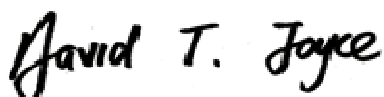
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities