

Ms Erica Jong
Erica Jong Architects
48 Fairhazel Gardens
South Hampstead
NW6 3SJ

Application Ref: **2016/5033/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

30 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
50 Minster Road
London
NW2 3RE

Proposal:
Erection of a single storey rear extension to single family dwelling house (class C3).

Drawing Nos: 1071_00_001; 1071_00_101; 1071_00_102_A; 1071_00_103;
1071_00_104_A; 1071_20_001; 1071_20_002; 1071_20_003; 1071_20_004;
1071_20_005; 1071_20_006; 1071_20_007; 1071_20_008; 1071_20_009; 1071_20_010;
1071_20_011; 1071_20_101_A; 1071_20_102_A; 1071_20_103_A; 1071_20_104_A;
1071_20_105_A; 1071_20_106_A; 1071_20_107_A; 1071_20_108_A; 1071_20_109;
Design and Access Statement.

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: 1071_00_001; 1071_00_101; 1071_00_102_A; 1071_00_103; 1071_00_104_A; 1071_20_001; 1071_20_002; 1071_20_003; 1071_20_004; 1071_20_005; 1071_20_006; 1071_20_007; 1071_20_008; 1071_20_009; 1071_20_010; 1071_20_011; 1071_20_101_A; 1071_20_102_A; 1071_20_103_A; 1071_20_104_A; 1071_20_105_A; 1071_20_106_A; 1071_20_107_A; 1071_20_108_A; 1071_20_109; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a full-width rear extension. The extension would be 2.4 metres deep, but would be confined to ground floor level. There are similarly sized extensions along the street, for example no. 54 and 56 have full width ground floor extensions and no. 58 has a full width part single part two storey rear extension. In view of the existing extensions the principle of a full width rear extension is considered acceptable in this instance. The other works include the addition of a window in the properties western (flank) elevation which would match the existing windows. With regard to the rear glazing, the sliding doors would give the extension a modern, lightweight appearance and by virtue of their location at ground floor level would not detract from the properties character and appearance.

The proposed extension rises 3.4 metres on the boundary and projects 2.4 metres beyond the building line of no. 52. The 45 degree angle taken in plan dissects the window beyond its central point, but the 45 degree angle taken in elevation does not. It is therefore considered that the proposed extension would not result in a significant loss of daylight and sunlight to this window. The window is already partially obscured by the existing boundary fence and so outlook would be only marginally affected. The extension would also allow for the retention of a reasonable proportion of the rear garden amenity space.

No objections 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.

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 DP18, DP19, DP24 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 the National Planning Policy Framework.

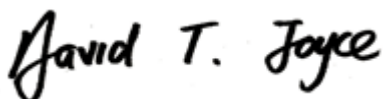
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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