

Miss Kathryn Mansi
Model Projects
219 The Bon Marche Centre
241-251 Ferndale Road
London
SW9 8BJ

Application Ref: **2015/2986/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
77 Clarence Way
London
W1 8DG

Proposal:

Erection of single storey rear infill extension to replace existing lean to.

Drawing Nos: Site Location Plan (B.EX.0.1); B.EX.0.2; B.EX.1.1; B.EX.1.2; B.EX.1.3; B.EX.1.4; B.EX.2.1; B.EX.2.2; B.EX.2.3; B.EX.3.1; B.EX.3.2; B.EX.3.4; B.EX.4.1; D.PR.1.1; D.PR.1.2; D.PR.1.3; D.PR.1.4; D.PR.2.1; D.PR.2.2; D.PR.2.3; D.PR.3.1; D.PR.3.2; D.PR.3.4; D.PR.3.5; 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 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; Site Location Plan (B.EX.0.1); B.EX.0.2; B.EX.1.1; B.EX.1.2; B.EX.1.3; B.EX.1.4; B.EX.2.1; B.EX.2.2; B.EX.2.3; B.EX.3.1; B.EX.3.2; B.EX.3.4; B.EX.4.1; D.PR.1.1; D.PR.1.2; D.PR.1.3; D.PR.1.4; D.PR.2.1; D.PR.2.2; D.PR.2.3; D.PR.3.1; D.PR.3.2; D.PR.3.4; D.PR.3.5; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Stepped back from the rear building line, the proposed single storey rear infill extension is subordinate to the two storey host building in terms of its location, form, scale and proportions. The proposed extension would not have an increased visual impact on its setting as it occupies the same position as the existing lean to. It would also not be visible from the public realm and would be barely perceptible in oblique views from neighbouring properties. Though higher than the existing lean to, the proposed extension remains in keeping with its setting as its height is no greater than that of the adjacent infill extension at 75 Clarence Way, and other infill extensions present at numbers 73 and 81 Clarence Way. Proposals are also acceptable in terms of design because though contemporary, the simple aesthetic of the proposed extension with glazed sliding doors and thin metal frame, is appropriate for the Harmood Street conservation area. Similarly the grey metal cladding proposed is a suitably high quality material for the conservation area. The form of the proposed extension is also acceptable as there are several examples of extensions with flat roofs along the terrace.

As it would be housed entirely between the two storey flank walls of 77 and 75 Clarence Way, and would not extend beyond the rear building line the proposed infill extension would have no impact on neighbour's amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site 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 section 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 details are 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 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



Ed Watson
Director of Culture & Environment