

Mr James Tavernor
Boyer Planning
Boyer Planning
24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2016/4990/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Elsworthy Terrace
London
NW3 3DR**

Proposal:

Erection of single storey infill extension to rear at lower-ground floor level (Class C3).

Drawing Nos: 2143/0100, 2143/0200 REVB, 2143/0201, 2143/0202, 2143/0203, 2143/0204, 2143/0205, 2143/0300 REVA, 2143/0301 REVA, 2143/0304 REVA, 2143/0304 REVA, 2143/0501 REVA, 2143/0600 REVA Existing, 2143/0600 REVB Proposed and Design and Access dated November 2015.

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 2143/0100, 2143/0200 REVB, 2143/0201, 2143/0202, 2143/0203, 2143/0204, 2143/0205, 2143/0300 REVA, 2143/0301 REVA, 2143/0304 REVA, 2143/0304 REVA, 2143/0501 REVA, 2143/0600 REVA Existing, 2143/600 REVB Proposed and Design and Access dated November 2015.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill extension would measure 2m wide x 5m deep x 3m high and be subordinate to the host dwelling. It is considered to be acceptable by virtue of its matching materials. The large rooflight would be retained to would allow natural light into the enlarged kitchen/diner area at lower-ground floor level. The extension proposed would be of a similar height and depth with the neighbour's extension at No.5 Elsworthy Terrace.

The proposed windows at lower-ground floor level would be replaced with new sliding door to provide access between the garden pavilion (approved planning consent under reference number 2015/6293/P). The design and appearance is considered acceptable. Therefore, no objection is raised.

The proposed single storey infill extension, by virtue of its location and low level position would not have a detrimental impact with the amenity of the neighbouring properties in terms of the loss of daylight/sunlight, outlook and privacy.

No objections have been received prior to making this decision and the planning history of the site has been 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 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.

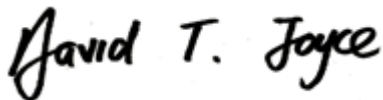
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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