

Mr Craig Downie
Studio Downie Architects LLP
37-41 Gower Street
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WC1E 6HH

Application Ref: **2016/4371/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

9 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
54 Sherlock Road
London
NW3 2HS

Proposal:
Erection of a single storey infill extension to the side and rear of the existing dwelling (Class C3)
Drawing Nos: 251_PD_001; 251_PD_002; 251_PD_003; 251_PD_004; 251_PD_005; 251_PD_006; 251_PD_008A; 251_PD_009A; 251_PD_010A; 251_PD_011A; 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 251_PD_001; 251_PD_002; 251_PD_003; 251_PD_004; 251_PD_005; 251_PD_006; 251_PD_008A; 251_PD_009A; 251_PD_010A; 251_PD_011A; Design and Access Statement.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed single storey side infill extension at ground floor level would project approximately 2m to the side of the existing dwelling house. Whilst this extension would be a depth of 8.5m, it is viewed that a reasonable proportion of useable private amenity space is able to be maintained to the rear of the existing dwelling house. The building would not project forward of the existing rear building line and therefore is keeping aligned with the neighbouring property at 56 Sherlock Road.

Since the original submission the design of the extension has been amended to

ensure there are minimal adverse impacts on the amenity of the adjoining occupiers. This has meant a reduction in the height of the side extension. The design, size and materials of the proposed extension are considered to be acceptable in this instance. The proposal is of a modern design, with the use of glazing on the rear façade and the side sloping roof. However, it is considered that the proposal will not adversely impact on the appearance of the host building or the adjoining conservation area and given the scale of the host building would still be considered subordinate.

In addition to this it is noted that along Shirlock Road there are infill extensions which obtained planning permission, these are of a similar depth and size. Therefore the proposed infill is not inconsistent with the existing terrace.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Since the original submission the height of the side extension has been reduced to 2.3m, which will sit approximately 0.2m above the existing fence height. Given its position and siting it will only be marginally visible over the existing boundary fence. As such it is viewed that its size, location and height will not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

One comment of support from the CAAC has been raised in relation to the works, no objections have been received. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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 T. Joyce

David Joyce
Executive Director Supporting Communities