

Miss Sarah Ross
Sarah Ross Design
17 Wynchgate
London
N14 6RP

Application Ref: **2016/5611/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974

13 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
18 Carlingford Road
London
NW3 1RX

Proposal: Single storey rear extension with internal alterations.

Drawing Nos: CR01 A, CR02 C, CR03 C, CR04 A and 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 CR01 A, CR02 C, CR03 C, CR04 A.

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be subservient development to the main host building in size and scale.

The proposal seeks to convert an existing one bedroom property into a two bedroom flat which would be comfortably above the Nationally Described Space Standards in terms of floor area and would provide a suitable level of living accommodation in terms of layout, outlook and provision of light.

Though the property has been identified as a positive contributor within the Hampstead Conservation Area, the simplistic design and use of matching materials would complement the host property and reduce potential harmful impact to the building. Many other properties within Carlingford Road have extended to the lower ground floor, and therefore the extension is considered in keeping with the character and appearance of the area and the wider Hampstead Conservation Area.

Due to its location, design and scale, the proposal would not significantly harm the amenity of neighbouring properties through a loss of light, outlook or privacy.

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.

Two comments were received from neighbouring properties concerning construction noise if the proposal were to go ahead. This would be secured under separate legislation as per the attached informative. One of the comments also expressed concerns over potential side windows in the development impacting on privacy, as there are no windows proposed this comment cannot be taken into account. The neighbour also expressed concerns of the impact the proposal would have on the boundary and that the extension may encroach onto their land. The proposed drawings show the extension would remain wholly within the boundary of number 18 and would not encroach on the adjoining neighbour 16 Carlingford Road. The planning history of the site has been 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 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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).

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