

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2016/6115/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

15 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Somers Close
London
NW1 1RT

Proposal: Erection of single storey extension to the rear of the existing dwelling house and replacement garage door (Class C3).

Drawing Nos: SC16/EX0; SC16/EX1; SC16/EX2; SC16/EX3; SC16/EX4; SC16/EX5;
SC16/GA1 REV A; SC16/GA2; SC16/GA3; SC16/GA4 REV C; SC16/GA5 REV C.

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 SC16/EX0; SC16/EX1; SC16/EX2; SC16/EX3; SC16/EX4; SC16/EX5; SC16/GA1 REV A; SC16/GA2; SC16/GA3; SC16/GA4 REV C; SC16/GA5 REV C.

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

- 4 Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension at ground floor level would project approximately 3.5m to the rear of the existing dwelling house and extend across the full width of the plot. The extension would have a height of 2.7m with a raised

rooflight. The proposed materials are white render with aluminium glazed doors along the rear elevation.

There are no other examples of rear extensions within the terrace and in the wider area the rear elevations of the historic terraces have been well preserved. In this case, the close is modern redevelopment replicating the design of the neighbouring terraces. In this context the loss of the unaltered rear elevation is not considered to be harmful to the wider terrace or the conservation area. The extension would be of a modest scale with glazed doors on the rear elevation would serve to reduce the visual bulk of the full width addition.

The size, design and materials of this extension are considered to be acceptable and would not adversely impact on the appearance of the host building or the conservation area.

Due to the depth of the extension 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.

It is viewed that the size, location and height of the extension will not adversely harm the amenity of the adjoining conservation area or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. The use of a green roof is supported and will be secured via condition.

With regards to the proposed changes in material to the existing garage door, it is considered that these changes are acceptable and will not impact on the existing front elevation. Within the development there are examples of similar type garage doors and therefore the proposed materials will not be inconsistent with the existing street scene.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No objections or comments have been raised in relation to the works. 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.

- 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).

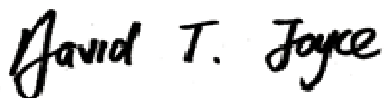
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Please be advised that permission may also be required from the freeholders of the property for these works. You should contact your freeholder to confirm before any works are undertaken.

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