

Mr Robin Lee
Robin Lee Architecture
71 Queensway
London
W2 4QH

Application Ref: **2016/5968/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

19 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**60 Bartholomew Road
London
NW5 2AJ**

Proposal:

Erection of single storey rear extension at lower ground floor level and lowering of adjacent garden level.

Drawing Nos: D.001, D.010, D.011, D.020, D.021, D.022, D.023, D.110 Rev. P2, D.111 Rev. P2, D.120 Rev. P2, D.121 Rev. P2, D.122 Rev. P2, D.123 Rev. P2.

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: D.001, D.010, D.011, D.020, D.021, D.022, D.023, D.110 Rev. P2, D.111 Rev. P2, D.120 Rev. P2, D.121 Rev. P2, D.122 Rev. P2, D.123 Rev. P2.

Reason:

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

- 4 Prior to the first occupation of the rear extension hereby approved, 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 proposal is similar to the development previously approved under ref: 2013/6272/P on 02/01/2014 and later amendments approved under ref: 2014/4407/P on 11/08/2014. The proposed lower ground floor extension would be full width, and would be a similar height and depth as that previously approved (3.1m high and 3.75m deep). The extension would have a fully glazed rear façade with flat roof comprising of rooflights and a green roof.

Although full width, the extension would still be in harmony with the existing building and the general pattern of the development in the area in terms of its materials, size and bulk. It would not be visible from the road due to the existing boundary wall and would retain a large garden area. In terms of location, form, scale, proportions and dimensions the proposed extension is considered

subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.

The proposals have been amended to incorporate the lowering of an additional area of the rear garden level, following the removal of one Cotoneaster tree in the rear garden (allowed under ref: 2013/5899/T). This would allow for a full width patio area adjacent to the extension, which then steps up to the raised rear garden. This is considered a minor alteration which would not harm the appearance of the host building or wider area.

The proposed extension would not give rise to any unacceptable impact on the amenities of the adjoining property (58 Bartholomew Road) in terms of loss of daylight, outlook or privacy. The proposed extension would be single storey and at lower ground floor level and would be a similar depth as the extension at 58 Bartholomew Road.

No objections have been received prior to making this decision. The planning history of the site and surrounding area 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 s.72 of the Planning (Listed Buildings and Conservation Areas) 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. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

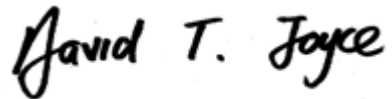
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities