

Mrs Merita Efendija Pruti  
MEP  
33d Powis Square  
London  
W11 2AY

Application Ref: **2016/6095/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

22 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3  
15 Cleve Road  
London  
NW6 3RL**

Proposal: Erection of single storey rear and side lower ground floor extension and erection of single storey rear shed for use ancillary to lower ground and ground floor flat. Part excavation of rear garden to create rear patio.

Drawing Nos: 15CR-PP101; 15CR-PP102; 15CR-PP103; 15CR-PP104; 15CR-PP105; 15CR-PP106; 15CR-PP107A; 15CR-PP108; 15CR-PP109A; Design and Access Statement October 2016; Existing Block Plan; Site Location Plan.

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 15CR-PP101; 15CR-PP102; 15CR-PP103; 15CR-PP104; 15CR-PP105; 15CR-PP106; 15CR-PP107A; 15CR-PP108; 15CR-PP109A; Design and Access Statement October 2016; Existing Block Plan; Site Location Plan.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of the property and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and 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 extension would infill the rear side gap and would form a courtyard 1.9m deep between the existing rear elevation and the proposed extension. The rear garden would be further excavated to enlarge the patio behind this. The rear garden would be 1.2m higher than the patio level which would partially obscure the rear extension and reduce its visual impact when viewed from the garden. As such, the proposed extension would remain subordinate to the host building in terms of form and scale and would respect and preserve the design and proportions of the original building. It would preserve the character and appearance of the South Hampstead Conservation Area.

Due to the sunken location of the extension, it is not considered that the proposed extension would significantly harm the amenity of neighbouring occupiers in terms

of loss of daylight, sunlight, outlook or privacy. The extension would include a glazed roof, however as the extension would be set away from upper floor side and rear windows, it is not anticipated that it would have a detrimental impact in terms of light pollution.

The proposed single storey rear shed would be of a simple design constructed in timber which is considered appropriate for its outdoor setting. It would have a pitched roof up to 2.2m in height, and it would not be visible from the public realm. Due to its size and height the structure is considered to be proportionate in relation to the existing garden and host dwelling.

The proposed shed would be set away from the host building and largely screened by existing fencing. As such, the proposed shed would be unlikely to result in a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of daylight, sunlight, outlook or privacy.

The proposed development would allow for the retention of a reasonably sized rear garden.

No objections were 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 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. The proposed development also accords with policies of the London Plan 2016 and 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

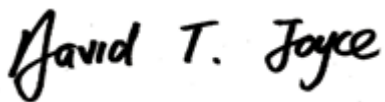
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities