

Building Doctors LTD  
Mr James Craig  
Flat A , 74 Dynham Road  
London  
NW6 2NR

Application Ref: **2016/5030/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

23 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A  
74 Dynham Road  
London  
NW6 2NR**

Proposal: Erection of single storey side infill extension and insertion of 1 no. rooflight.

Drawing Nos: 870-004; 870-EP01; 870-EP02; 870-EE01; 870-EE02; 870-PP01 C; 870-PP02 C; 870-PE01 C; 870PE02 B; 870-PS01 A; MWA TPP 001; Arboricultural Survey and Report published by MWA arboriculture dated 12/08/16 and TREE PROTECTION 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 policy DP24 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: 870-004; 870-EP01; 870-EP02; 870-EE01; 870-EE02; 870-PP01 C; 870-PP02 C; 870-PE01 C; 870PE02 B; 870-PS01 A; MWA TPP 001; Arboricultural Survey and Report published by MWA arboriculture dated 12/08/16 and TREE PROTECTION PLAN.

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a single storey side infill extension measuring 4.6 metres deep by 1.9 metres wide. There are similarly sized extensions along the street, for example no. 24, 36, 38, 48 and 50 have full width ground floor extensions. In view of the existing extensions within the prevailing pattern of development the principle of a side infill extension is judged to be acceptable. Given the small size of the proposal and its location to the rear at ground floor level, obscured from public views, the proposal is not considered to result in harm to the character and appearance of the host building, local area or streetscene.

Revisions were made to the scheme including lowering the eaves height to 2.2 metres along the shared boundary with no. 72 Dynham Road and setting the extension back from the host properties flank wall by 1.5 metres. Consequently it is considered that the proposed extension would not result in a significant loss of daylight or sunlight to the rear windows of no. 72. The windows are already partially obscured by the existing boundary fence and so outlook would only be marginally affected. The proposed enlargement would further reduce the amount of garden area within the curtilage of the property; however, it is considered that the existing garden area is of low amenity value being highly enclosed, narrow and with low levels of natural light and hard surfaced. Nearby properties feature similar extensions and it is therefore considered that significant precedent has been set for similar development in the local area.

One objection was received prior to making this decision. The site's planning history and relevant appeal decisions were 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 DP18, DP19, DP24 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 the National Planning Policy Framework.

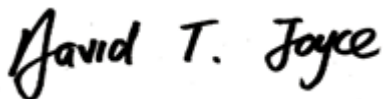
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities