

Mrs Ursula Tucker  
Ursula Tucker Architects  
107 Gillespie Road  
London  
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Application Ref: **2016/5774/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

23 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Ground Floor Flat**  
**55 Crediton Hill**  
**London**  
**NW6 1HS**

Proposal:  
Erection of single storey side extension to existing detached garage to provide additional ancillary space to ground floor flat.

Drawing Nos: Location and Block Plan, Existing Ground Floor Plan, Existing Roof Plan, Existing Elevations, Proposed Ground Floor Plan, Proposed Roof Plan, Proposed Elevations Rev B 22/12/2016 , Design & Access Statement dated October 2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Location and Block Plan, Existing Ground Floor Plan, Existing Roof Plan, Existing Elevations, Proposed Ground Floor Plan, Proposed Roof Plan, Proposed Elevations Rev B 22/12/2016 , Design & Access Statement dated October 2016.

Reason:

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

- 4 The development hereby approved shall only be used for purposes incidental to the residential use of Ground Floor Flat, 55 Crediton Hill and shall not be used as a separate independent Class C3 dwelling.

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 CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, its simple flat roof design and painted timber facade would complement the appearance of the existing garage to which it adjoins.

The proposed extension would occupy a small piece of land between the flank elevation of the garage and the northern boundary of the site and its contextual design coupled with its modest size would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the

development.

The size and location of the proposed development would not cause an undue loss of residential amenity to neighbouring properties in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

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 policies of the London Plan 2016, the Fortune Green and West Hampstead Neighbourhood Plan and the National Planning Policy Framework 2012.

- 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