

Mr Mark Pender
PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA

Application Ref: **2016/3956/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

11 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
11 Primrose Hill Road
London
NW3 3DG

Proposal:

Erection of a single storey ground floor extension to the side of the existing dwelling and the replacement of two existing roof lights on the existing single family dwelling (Class C3).

Drawing Nos: B100; B101; B102; B103; B104; B105; B106; B107; B108; B109; A110; A112; A113; A114; A115; A116; A117 REV A; A118; GA302; Site Plan and Design and Access Statement.

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 B100; B101; B102; B103; B104; B105; B106; B107; B108; B109; A110; A112; A113; A114; A115; A116; A117 REV A; A118; GA302; Site Plan and Design and Access Statement.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.
The proposed single storey side extension at ground floor level would project approximately 3m to the side of the existing dwelling house and would not project forward of the existing building line to the front or rear of the dwelling. It is viewed that a reasonable proportion of useable private amenity space is able to be maintained both to the side and rear of the existing dwelling house.

The size, design and materials of this extension are considered to be acceptable. Given this, the proposal will not adversely impact on the appearance of the host building or the adjoining conservation area and is considered to be subordinate to

the host building.

The proposed extension will be of an acceptable height, and given its position and siting will not be visible above the existing road boundary fence along King Henry's Road. As such it is viewed that its size, location and height will not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The replacement roof lights are similar to that existing and are considered to improve the appearance of the existing building. The proposed replacement roof lights will not harm the amenity of the adjoining conservation area.

One objection and one comment have been raised in relation to the works. As a result of the comments/objections raised, a construction management plan will be required as a section 106 legal agreement. 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.

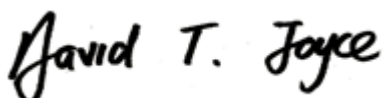
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

