

Mrs Maria Elvira Pena
Flat 20, 1 Prince of Wales Road
London
NW5 3LW

Application Ref: **2016/6968/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

14 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
55A Caversham Road
London
NW5 2DR

Proposal:

Erection of single storey rear extension at lower ground floor level and erection of single storey rear garden outbuilding.

Drawing Nos: 1004_100_001, 1004_100_002, 1004_100_003, 1004_100_102,
1004_100_103, 1004_200_001, 1004_200_002, 1004_200_003, 1004_200_004,
1004_200_006, 1004_200_007, 1004_200_008, 1004_000_001, 1004_100_104 A,
1004_100_110 A, 1004_200_006 A.

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- 1004_100_001, 1004_100_002, 1004_100_003, 1004_100_102, 1004_100_103, 1004_200_001, 1004_200_002, 1004_200_003, 1004_200_004, 1004_200_006, 1004_200_007, 1004_200_008, 1004_000_001, 1004_100_104 A, 1004_100_110 A, 1004_200_006 A.

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 55A Caversham Road 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, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The location, size, bulk and design of the proposed single storey rear extension is considered to form a subordinate addition that respects the character and setting of the host and neighbouring properties. Furthermore, its simple flat roof design and white render finish would complement the appearance of the existing rear facade and property as a whole. The proposed extension would be located to the rear of the site and its contextual design and limited visibility from the public realm would

ensure no significant impact to the appearance of the surrounding conservation area would occur.

The proposed outbuilding would occupy 21sqm in area of the existing rear garden and its size, design and location set in from the side boundaries would ensure it remains visually subordinate to the host and neighbouring gardens and appropriate to the landscaped character of this part of the conservation area. It is unlikely that any adjoining trees will be affected.

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.

Whilst the proposed extension would have a depth of 5m and height of 3.1m, it would only project approximately 0.8m above the existing boundary walls at the site and would not cause an undue loss of amenity to neighbouring properties in terms of loss of light or outlook. There would be no loss of light or privacy as a result of the outbuilding at the end of the rear garden.

One comment was received following statutory consultation. 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 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 and the National Planning Policy Framework 2012.

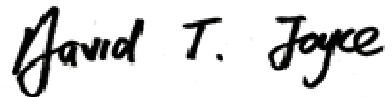
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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