

Paul McAnearny
Paul McAnearny Architects Ltd
6 Flitcroft Street
London
WC2H 8DJ

Application Ref: **2016/7066/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

31 Compayne Gardens

London

NW6 3DD

Proposal:

Erection of a rear single storey extension and works to include alterations and provision of new habitable rooms at lower ground floor level to enlarge existing dwelling Flat 1 (Class C3).

Drawing Nos: Site Plan - PMA217_SP01 _Rev A; Location Plan - PMA217_LP01 _Rev A; PMA217_EX01 _Rev A; PMA217_EX02 _Rev A; PMA217_EX03 _Rev A; PMA217_GA01 _Rev A; PMA217_GA02 _Rev A; PMA217_GA03 _Rev A; PMA217_GA04 _Rev B; PMA217_GA07 _Rev A; SCivic Engineers, ref:778/03/ga, dated 13th February 2017; 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 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 [Site Plan - PMA217_SP01_Rev A; Location Plan - PMA217_LP01_Rev A; PMA217_EX01_Rev A; PMA217_EX02_Rev A; PMA217_EX03_Rev A; PMA217_GA01_Rev A; PMA217_GA02_Rev A; PMA217_GA03_Rev A; PMA217_GA04_Rev B; PMA217_GA07_Rev A; SCivic Engineers, ref:778/03/ga, dated 13th February 2017; Design and Access Statement.]

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

Informative(s):

- 1 Reasons for granting permission:

The proposed works would create additional living space at lower ground floor level, through the use of an existing internal void below the building, and extending at single storey to the rear. No excavation is required and therefore there is no requirement for the provision of either screening or scoping investigations as part of a Basement Impact Assessment.

The proposed single storey rear extension would replace the existing raised patio and access staircase which projects beyond the main rear facade line until reaching the end of the existing concrete slab at garden level. It would be subordinate in scale and location to the three storey host building and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the conservation area and the combination of stock brick and white render finish would reflect the use of render elsewhere in the vicinity.

The rear bay French windows are common feature of these houses and the height of the windows would be altered to accommodate the extension. However, the adjusted window scale and proportions is not considered so harmful to the

buildings overall appearance, due to its setting adjacent the 2-storey rear extension at the neighbouring property. Rooflights would provide additional natural light within the rear extension. The roof of the extension would be largely glazed and is not a roof terrace.

The proposed extension is single storey and not full width, and its limited visibility would have a limited impact on the character and appearance of the conservation area.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection has been received with comments on the basement, alterations to bay-window and amenity. The site's planning history and relevant appeal decisions 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 (CA's) of the Listed Buildings and Conservation Areas 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 the London Plan 2016; and the National Planning Policy Framework. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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.
- 4 You are advised that this permission does not cover excavation works to the cellar/void. Should there be any reasons for the carrying out of excavation works to the cellar/void to facilitate the formation of the new basement floor level you will

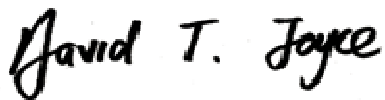
need to re-apply for planning permission complying with the terms of Policy DP27 and CPG4.

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'.

David Joyce
Executive Director Supporting Communities