

Mr Ben Cousins
Cousins & Cousins
Bedford House
125-133 Camden High Street
London
NW1 7JR

Application Ref: **2016/7106/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

2 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Evangelist Road
London
NW5 1UB

Proposal:

External alterations including replacement and enlargement of existing single storey side/rear infill extension with associated roof terrace at first floor level.

Drawing Nos: P_100 P1, P_200 P1, P_101 P1, P_300 P1, P_202 P1, Design and Access Statement dated December 2016, P_000 P1, P_010 P1.

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 P_100 P1, P_200 P1, P_101 P1, P_300 P1, P_202 P1, Design and Access Statement dated December 2016, P_000 P1, P_010 P1.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey rear extension is considered to form a proportionate addition that respects the architectural features and character of the host and neighbouring dwellings, particularly as it would occupy a similar floor area and portion of the original rear elevation as the existing extension at the site. Whilst contemporary in its design, the size and form of the proposal is sympathetic to the original character of the property and its limited visibility from the public realm would ensure no undue harm is caused to the appearance of the surrounding area.

The height and rearward projection of the proposed extension would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy. Similarly, the new first floor roof terrace would be flanked by the existing two storey structures to the host and neighbouring properties with the only views available being of the rear garden at the site ensuring no undue overlooking of any neighbouring habitable rooms would occur.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and Policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the Kentish Town Neighbourhood Plan, London Plan 2016 and National Planning Policy Framework.

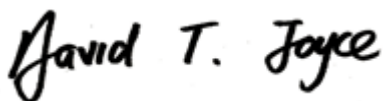
- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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).
- 4 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
Director of Planning and Regeneration