

Building Doctors LTD
Mr James Craig
Flat A , 74, Dynham Road
London
NW6 2NR

Application Ref: **2017/0162/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
74 Dynham Road
London
NW6 2NR

Proposal:

Erection of single storey side infill extension and insertion of 1 no. rooflight.

Drawing Nos: 870-009; 870-EP01; 870-EP02; 870-EE01; 870-EE02; 870-PP01E; 870-PP02E; 870-PE01D; 870-PE02D; 870-PS01A; MWA TPP 001; Arboricultural Survey & Report prepared by MWA dated 12/10/16.

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: 870-009; 870-EP01; 870-EP02; 870-EE01; 870-EE02; 870-PP01E; 870-PP02E; 870-PE01D; 870-PE02D; 870-PS01A; MWA TPP 001; Arboricultural Survey & Report prepared by MWA dated 12/10/16.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a single storey side infill extension measuring approximately 6 metres deep by 1.9 metres wide and 2.2 metres high. Nearby properties feature similar extensions and it is therefore considered that significant precedent has been set for this type of development in the local area. In view of the prevailing pattern of development the principle of a side infill extension is judged to be acceptable. Furthermore, given the size of the proposal and its location to the rear at ground floor level, it is not considered to result in harm to the character and appearance of the host building, local area or street scene.

A comparable scheme for a 4.45 metre deep side infill extension was previously approved at this site in late 2016 (ref. 2016/5030/P dated). This proposal would therefore further reduce the amount of garden area within the curtilage of the property; however, it is considered that the existing garden area is of low amenity value being highly enclosed, narrow and with low levels of natural light. The proposed extension would not result in significant loss of daylight, sunlight or outlook to the side/rear windows of no.72 by virtue of the existing 2 metre high party wall/fence. It should also be noted that efforts have been made to mitigate the impact of the extension by pitching the roof down to 2.2 metres at the boundary with no. 72.

No objections were received prior to making this decision. 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, policies DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policy and D2

of The Camden Local Plan Submission Draft 2016. The proposed development also accords with policies in the London Plan 2016; and relevant paragraphs of the National Planning Policy Framework.

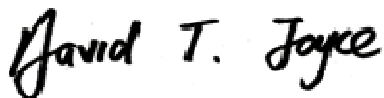
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 Regeneration and Planning