

Mr Robert Anney
Etchingam Morris Architecture Ltd
The Studio
Rear of 43/45 High Street
Ringwood
BH24 1AD

Application Ref: **2017/0622/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

20 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Crediton Hill
London
NW6 1HS

Proposal:

Erection of a replacement single storey rear extension; installation of door and alteration of windows to side elevation at ground floor level.

Drawing Nos: (Prefix: ST620-) 03, 13, 14, 17; Design and Access Statement (ST620/01/2017).

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: (Prefix: ST620-) 03, 13, 14, 17; Design and Access Statement (ST620/01/2017).

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.

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.

Single storey rear extensions are common features on properties in the local area, with most dwellings in the near vicinity featuring rear additions of varying forms and

designs. The existing extension is of poor construction and no objection is raised to its replacement.

The proposed extension would feature a large area of glazing to the rear elevation and would be partially clad with modern materials (zinc cladding); however, it is considered that the overall design of this element remains sensitive to the local context and that the contemporary approach would help it to harmoniously contrast with the host dwelling. The proposed replacement extension would remain visually subordinate to the host dwelling and would not harm the character and appearance of the host dwelling by virtue of its scale, design and siting. The proposed alterations to the side elevation (new door and window) would be of appropriate materials and design and would not be readily visible. No objection is raised to these elements in design terms. The replacement extension would not harm the character and appearance of the local area or wider conservation area.

By virtue of the siting, scale and height of the proposed extension as well as the context of the existing extension and the adjoining neighbouring properties, as well as the fact that no.21 has a rear extension and no opposing ground floor windows, it is considered that the replacement extension would not lead to any significant loss of light or outlook nor any loss of privacy to neighbouring properties. In order to ensure that the privacy of all neighbouring residents are protected, a condition is recommended that the area of flat roof proposed shall not be used as a terrace.

No objections/comments have been received in relation to the application. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

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 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

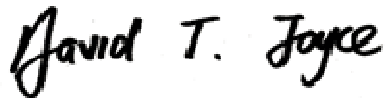
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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.

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning