

Mr Dusan Savic
Design Solutions
561 Finchley Road
London
NW3 7BJ

Application Ref: **2016/7065/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 March 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flat 30
Caulfield House
1 Penrose Gardens
London
NW3 7BF**

Proposal:

Erection of a single storey extension at rear roof level of existing dwelling house (Class C3)
Drawing Nos: 0010, 100 REV01, 110 REV01, 120 REV01, 121 REV01 and Design and Access Statement commissioned by Design Solutions.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 [0010, 100 REV01, 110 REV01, 120 REV01, 121 REV01 and Design and Access Statement commissioned by Design Solutions.

Reason:

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

Informatives:

- 1 Reasons for granting planning permission:

The proposed extension would measure approximately 4.3m in depth x 13.3m in width x 4.6m in height and is considered acceptable in terms of its design, scale and setting with the neighbouring buildings. The extension would be constructed on the existing roof terrace and there would be limited visual impact on the public realm.

The proposed extension would be lightweight and constructed using metal and etched glass panels that matches the architecture of the host building.

Due to its size and location the proposed roof extension would not contribute to any additional harm to the amenity of any adjoining residential occupiers in terms of loss of light, privacy or outlook, being set back approximately 7.3m from the eastern and western roof edges and 4.3m from the roof edge to the north elevation.

Whilst the proposed development may have some visual impact, this would be limited and it is not considered harmful to the character or appearance of the host building, street scene or the Redington/Frogna Conservation Area.

No comment was received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 (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.

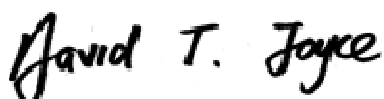
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning