

Mrs R Shrestha
144 KINGSHILL AVENUE
NORTHOLT
UB5 6NY

Application Ref: **2017/0366/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

5 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Former Flat 2nd and 3rd Floor
25 Gascony Avenue
London
NW6 4NB

Proposal: Enlargement of rear extension at second floor level to incorporate part of existing roof terrace, new enlarged dormer extension to the rear roof slope to provide ancillary residential floorspace for the existing maisonette on the second and third floors (Class C3).

Drawing Nos: TP/273/01, TP/273/02, TP/273/03 REVB, TP/273/04 REVB, TP/273/05 and H.M Land Registry Ordinance Survey Map.

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 TP/273/01, TP/273/02, TP/273/03 REVB, TP/273/04 REVB, TP/273/05 and H.M Land Registry Ordinance Survey Map.

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

Informatives:

- 1 Reasons for granting permission.

The overly large rear dormer extension has been revised following officer's comments, the width has been reduced by 600mm and the proposed rear dormer extension would appear as a subordinate addition to the rear roof slope. The dormer would be constructed using roof felt with lead flashing to match the design of the proposed second floor rear extension. The dormer extension would be appropriately set back from the roof eaves/ridge by a minimum of 0.5m and the sides by 1.3m in accordance with CPG1. It is considered that the dormer extension would preserve the appearance of the host dwelling and the rear of the terrace.

The proposed 2nd floor extension would measure 1.9m in height x 2.7m in width x 3m in depth for an additional 5sqm of additional residential floorspace. It would project outwards into the existing terrace area to provide extra space in the form of a bedroom. It is considered that the minor addition would be acceptable in design terms given that the principle of the extension has already been established by virtue of previous planning permission 2009/3785/P.

The properties at the rear at second floor level are uniformed in character: many of which consist of extensions with terraces. The proposed single storey addition would be consistent with this when considered in context with the other neighbouring properties on the terrace. Many of the neighbouring extensions project approximately 6m in depth to the rear at second floor level, this would be an additional 500mm deeper than the existing neighbouring extensions.

The size and location of the dormer extension would not cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy.

To the west in no. 23 Gascony Avenue the nearest windows contain a stairwell and hence there would be no loss of outlook from a habitable room. This is acceptable. Whilst it is considered that the garden flat to the east elevation may be impacted upon in regards to sunlight shading, it is considered that the additional bulk would

not add significantly to this impact. Similarly with regards to daylight, the proposed extension will have a limited incremental impact on daylight to neighbouring properties. Consideration of shading to neighbouring gardens is not a sufficient reason for refusal of the proposal. Given that the terrace at second floor level already exists the proposed development is not considered to intensify the extent of overlooking that is already possible from this level.

No comment/objection was received and 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 CS1, CS5, 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.

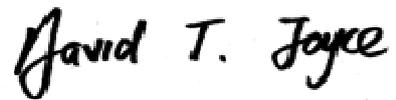
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning