

Mr Abdulali Jiwaji  
9 Evangelist Road  
London  
NW5 1UA

Application Ref: **2017/0989/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

12 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**9B Evangelist Road**  
**London**  
**NW5 1UA**

Proposal:  
Erection of first floor rear extension.  
Drawing Nos: 4035-X.01, 4035-P.116, 4035-P.117, 4035-X.16, Daylight Sunlight Study (4orm).

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: 4035-X.01, 4035-P.116, 4035-P.117, 4035-X.16.

Reason:

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

- 4 The window in the southeast elevation of the development hereby permitted shall be obscure glazed and non-opening to a height of 1.7m above finished floor level.

Reason: To safeguard the amenity of adjoining occupiers in accordance with policy CS5 of the London Borough of Camden LDF Core Strategy and policy DP26 of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 Reasons for granting permission

The application relates to the ground floor flat of a three storey terraced building located on the west side of Evangelist Road in Kentish Town. The building is not listed and is not within a conservation area. The terrace includes a mixture of two- and single-storey closet wings with varying degrees of alteration and extension.

The application seeks to replace a small first floor infill with a larger first floor extension over the partial-width closet wing. The extension would measure 2.7m deep, 3.1m wide and 5m high at the eaves, with a pitched roof. The extension would be constructed on the party wall with No. 11 Evangelist Road, and would project 1.7m beyond their principle rear elevation. The extension would be constructed of brick with a timber sash window to match the existing building.

The replacement extension would appear modest in scale and sympathetic to the host building with a pitched roof similar to the existing. The extension would be significantly smaller than other first floor extensions and is not considered to have a detrimental impact on the appearance of the terrace in views from College Yard and Highgate Road.

The extension would be adjacent the side return of No.11, which contains a small glazed utility room outside of the kitchen/dining space of the ground floor flat. The extension would be approximately aligned with the end of the utility room, and would therefore not cause overbearing to the occupiers. A daylight sunlight study accompanying the application demonstrates that the proposed development would comply with BRE standards and would not therefore cause a material loss of daylight or sunlight to habitable rooms of No.11.

The proposal includes a secondary window facing No. 7 at a distance of 2.6 m from the boundary. A condition will be added to ensure the window is fixed and obscure glazed to prevent a loss of privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2012 and policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

- 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

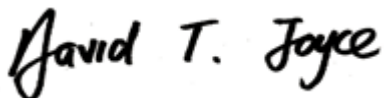
- 5 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments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



David Joyce  
Director of Regeneration and Planning