

Matthew Williams
Create Design Ltd
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

Application Ref: **2017/0987/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

4 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
75A Agar Grove
London
NW1 9UE

Proposal:

Erection of single storey rear extension to lower ground floor flat.

Drawing Nos: 415B(10)P 00 Rev. A; 415B(20)E 00 Rev. A; 415B(20)P 00 Rev. A;
415B(20)P 01 Rev. A; 415B(20)S 00 Rev. A; 415P(20)E 00 Rev. E; 415P(20)P 00 Rev. B;
415P(20)P 01 Rev. B; 415P(20)S 00 Rev. B; Deliverables Register 16.02.17; Design
Statement - February 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 policies 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 415B(10)P 00 Rev. A; 415B(20)E 00 Rev. A; 415B(20)P 00 Rev. A; 415B(20)P 01 Rev. A; 415B(20)S 00 Rev. A; 415P(20)E 00 Rev. E; 415P(20)P 00 Rev. B; 415P(20)P 01 Rev. B; 415P(20)S 00 Rev. B; Deliverables Register 16.02.17; Design Statement - February 2017.

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies, and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be modest in size and would allow for the retention of a reasonably sized rear garden. The extension would be constructed in brick to match the host building, but the fenestration details would be of a contemporary style, with the inclusion of timber framed glazed sliding doors to the rear. This is considered acceptable as the proposed extension would not be visible from the public realm given its location to the rear of the property at lower ground level. It is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale. Overall, the proposal would respect and preserve the design and proportions of the original building and the character and appearance of the Camden Square Conservation Area.

The proposed lower ground floor rear extension would not give rise to any adverse impact on the amenity of neighbouring occupiers of No. 77 Agar Grove in terms of loss of daylight, sunlight, outlook or privacy given the existing rear extension of a

similar depth to the adjoining property.

The proposed extension would be set away 1.3m from the side boundary with No. 73 Agar Grove, and the proposed side window would be obscure glazed and set below the height of the existing boundary wall; as such the proposal would not have a detrimental impact on the residential amenities of the No. 73 in terms of loss of sunlight, daylight, outlook or privacy.

The proposed rooflight to be inserted into the flat roof of the extension would be set away 1m from the rear elevation of the building, therefore it is not anticipated that it would have an adverse impact on the residential amenities of the upper ground floor flat in terms of light pollution caused by light spillage.

One objection was received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) 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 G1, A1, D1, D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

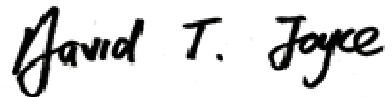
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning