

Mr & Mrs Kelly & Jeanfranco
Hammond and Pezzia Lopez
Flat A
15 Ospringe Road
London
NW5 2JD

Application Ref: **2017/1379/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

3 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
15 Ospringe Road
London
NW5 2JD

Proposal:

Erection of a single storey rear extension at lowered garden level and installation of terrace around bay-window above. Change from window to door at first floor level and replacement window on the rear elevation at ground floor level.

Drawing Nos: DWG-01 C, DWG-02A, DWG-03F, DWG-04F, DWG-05A, DWG-06F.

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 The development hereby permitted shall be carried out in accordance with the following approved plans DWG-01 C, DWG-02A, DWG-03F, DWG-04F, DWG-05A, DWG-06F.

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

- 3 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.

- 4 The roof of the extension hereby permitted, other than the area designated for the terrace, shall not be used as a roof terrace/balcony.

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 Reason for granting planning permission:

The proposed development is to construct a single storey rear extension at lowered garden level, the installation of a terrace with access door at first floor level and a replacement window at ground floor level on the existing rear elevation.

The proposed single storey rear extension would be sited on the western side of the rear elevation with a depth of 4 m, width of 4.2 m and height of 3 m. The garden level would be lowered by 0.3 m below the extension. The extension would be constructed from brick to match the existing building, with aluminium framed windows in dark grey. The extension would have a flat roof and a small terrace would be provided around the existing bay window at first floor level above. This would include the installation of metal railings and a timber framed access door.

The extension would be a subordinate addition, which would harmonise with the layout and design of the existing building. The roof terrace would be set-back on the roof of the extension and would be a sympathetic alteration to the building. Overall, the development would not harm the character of the building or adjacent conservation area. The development would also be commensurate with the existing extensions at no's 13 (under-construction including terrace) and at no. 17.

The extension would be set off the side boundary with no. 13 (to the east) by 2.3 m and would therefore not result in a loss of light or outlook to this property. It would be sited adjacent to the boundary with no 17 (west) and would project by 0.8 m above the boundary wall. It would result in some loss of light to the rear/side windows at this property; however this impact would not be to an unacceptable level considering the height and depth of the extension.

The proposed terrace would result in a minor increase in overlooking of neighbouring gardens. However, it would be a small set-back terrace and therefore the level of overlooking would not be significant. Overall, the development would not result in an unacceptable impact on neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. No objections were received to this application following statutory consultation.

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

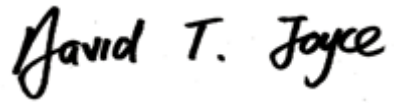
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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