

Mr Robin Sjöholm
Outpost
Purple Studio
Old Paradise Yard
London
SE17LG

Application Ref: **2017/1478/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2B Briardale Gardens
London
NW3 7PP

Proposal:
Erection of single storey rear extension, to replace existing conservatory
Drawing Nos: (EXT)_100; (EXT)_110; (EXT)_300; (EXT)_400; (GA)-100; (GA)_110;
(GA)_300; (GA)_400; (TP)_001; (TP)_002; Design and Access Statement 13.03.2017.

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 and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans (EXT)_100; (EXT)_110; (EXT)_300; (EXT)_400; (GA)-100; (GA)_110; (GA)_300; (GA)_400; (TP)_001; (TP)_002; Design and Access Statement 13.03.2017.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would replace the existing conservatory and would extend 0.2m forward of the existing footprint. The extension would be constructed in line with the flank wall of the main house to the south-east, but would be stepped to the north-west, set away between 0.8m and 1.2m from the boundary with No. 2C Briardale Gardens. The existing conservatory is considered to be an unsympathetic addition to the original building in design terms, and the timber clad design of the proposed flat-roofed extension with full length Crittal windows and doors to the rear fenestration is considered to be an appropriate replacement which would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building.

Due to the location of the proposed extension set in from both boundaries, it is not considered that the proposed extension would significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The extension would allow for the retention of a reasonably sized rear garden.

No objections were 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 (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, 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.

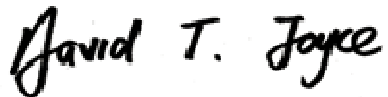
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).
- 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning