

Mr Stephen Coleman
40m
1-5 Offord Street
London
N1 1DH

Application Ref: **2017/0614/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

4 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
21 Lady Somerset Road
London
NW5 1UR

Proposal:

External alterations including erection of enlarged upper and lower ground floor rear extension and erection of single storey rear garden outbuilding.

Drawing Nos: 4065-X.01, 4065-X.02_2, 4065-P.10_5, 4065-P.03_4, 4065-T.01

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 4065-X.01, 4065-X.02_2, 4065-P.10_5, 4065-P.03_4, 4065-T.01.

Reason:

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A, Lady Somerset Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and simple design of the enlarged upper ground floor and replacement lower ground floor rear extensions are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties. The proposed outbuilding would occupy a 17sqm area of the existing rear garden and its size, design and location would ensure it remains visually subordinate to the host and neighbouring gardens and appropriate to the character of the surrounding area. Whilst the proposal would result in the loss of two low quality trees to the rear of the site it is unlikely that any adjoining trees will be affected by the development.

The maximum height (3.5m) and rearward projection (4m) of the replacement single storey rear infill extension would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy. The extension of the existing two storey structure to the rear of the site by 2m would result in a development with a total rearward projection of 4m along the shared boundary line. However, there would be no increase in height as a result of the enlargement and the additional depth is not considered to significantly reduce the light and outlook from the neighbouring windows of No.23 Lady Somerset Road.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, Policies D1 and A1 of the Camden Local Plan Submission Draft 2016 and the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 The emerging 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.
- 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 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

David T. Joyce

David Joyce
Director of Regeneration and Planning