

Mr Nainesh Patel
Pma
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Application Ref: **2017/1565/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
103 Priory Road
London
NW6 3NN

Proposal: Demolition of existing side garage, and erection of replacement single storey side extension.

Drawing Nos: 103PR 5901, 103PR 5902, 103PR 5903, 103PR 5951, 103PR 5952, 103PR 5953 Rev.A and Design & Access Statement dated 17/03/2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 103PR 5901, 103PR 5902, 103PR 5903, 103PR 5951, 103PR 5952, 103PR 5953 Rev.A, Design & Access Statement dated 17/03/2017.

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

Informatives:

- 1 Reasons for granting permission.

The proposals involve the demolition of the existing single storey lean-to garage and timber gates to the south elevation and the erection of a replacement single storey side extension. The existing garage measures 2.4m wide, 5.2m long and a maximum height of 2.7m where it joins the building decreasing to 2.6m adjacent to the boundary with 78 Compayne Gardens. The timber gate measures 2.8m high, and 3.4m wide, sitting between the host building and boundary wall. The garage and gate are not considered to be attractive additions and no objection is raised to their demolition.

The proposed flat-roofed side extension would be set back from the front elevation by 400mm to ensure it remained subordinate to the host building; and would measure 5.4m long, 2.4m wide and 2.7m high. It would feature timber doors to the front elevation to give the appearance of a traditional garage and would be constructed of matching brickwork to the host building with timber framed windows to the side and rear elevations. A new timber gate would be erected adjacent to the extension to provide access to the rear garden. Overall, the proposals are considered a complementary addition that would preserve and enhance the character and appearance of the host building and wider conservation area.

The extension features 3 x windows to the side elevation, but these are at a high level and would not result in a loss of privacy to no.78. Likewise, the proposals are not considered to have any impact on neighbouring outlook or daylight.

One objection has been received and duly taken into account 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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, policies 2 and 3 of the Fortune Green West Hampstead Neighbourhood Plan and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016 and the National Planning Policy Framework 2012.

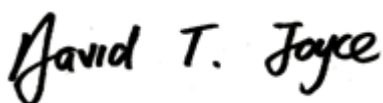
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning