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Application Ref: **2017/1560/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

11 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**30 Oakford Road**  
**London**  
**NW5 1AH**

Proposal: Erection of a single storey rear extension following the demolition of existing. Installation of replacement first floor window, rooflights and timber cladding to first floor of the rear outrigger.

Drawing Nos: 116\_00.00, 116\_00.01, 116\_00.02, 116\_00.03, 116\_10.01, 116\_10.02, 116\_10.03, Design & Access statement.

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:

116\_00.00, 116\_00.01, 116\_00.02, 116\_00.03, 116\_10.01, 116\_10.02, 116\_10.03, Design & Access statement.

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

- 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 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, and Policy A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The size, scale and bulk of the proposed single storey rear extension with rear timber cladding and aluminium bi-folding doors is considered to form a proportionate addition that respects the architectural features and character of the host and neighbouring dwellings.

The proposals would also include a replacement aluminium framed window to first floor rear 2 storey outrigger, which is considered to be acceptable as is of similar size and of opening to the existing ones on the host and neighbouring properties. The new timber rear cladding, window and rooflights on the rear outrigger would match that of the new extension and are considered acceptable.

Whilst contemporary in their design, the size and form of the proposed extension, timber cladding, window and rooflights are considered simplistic and sympathetic to the original character of the property and would have limited visibility from the public realm, which would ensure no undue harm is caused to the appearance of the host and neighbouring properties.

The proposal would see the removal of the existing rear/infill extension, which is of a sloped roof and is taller overall. The new extension would not be deeper than the existing and would not be taller overall. As such, the proposal would not create a material difference to neighbour amenity in terms of outlook and loss of light. There would not be overlooking issues; a condition is added to ensure the flat roof is not used as a terrace.

No objection was received following statutory consultation. The sites planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan, 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 and Policies D1 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

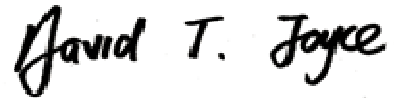
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning