

Mr Richard Clark
15 Broad Lane
Dartford
DA2 7AQ

Application Ref: **2017/1609/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
104 College Place
London
NW1 0DJ

Proposal:

Erection of rear ground floor infill extension and associated elevational alterations for the existing ground floor flat (Class C3).

Drawing Nos: RDC/104a/001, RDC/104a/003 REVB, RDC/104a/005 REVB and RDC/104a/005.

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, and policy D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans RDC/104a/001, RDC/104a/003 REV B, RDC/104a/005 REV B and RDC/104a/005.

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for a single storey side infill extension measuring approximately 5.5metres deep by 2.0 metres wide, which consist of a mono-pitched roof between 2.0 to 2.8m metres high. Given the size of the proposal and its location to the rear at ground floor level, it is not considered to result in harm to the character and appearance of the host building, local area or street scene.

The proposed extension would be constructed using matching brickwork with slate tiles and the rear window would be replaced with aluminium sliding doors to the rear elevation. The proposed side extension would accommodate an additional Bedroom with enlarged kitchen/diner. No objection is raised in regards to the design and appearance.

The proposed infill extension would not result in significant loss of daylight, sunlight or outlook to the side/rear windows of no.102 by virtue of the existing 2 metre high party wall/fence. It should also be noted that efforts have been made to mitigate the impact of the extension by pitching the roof down to 2.0 metres at the boundary with no. 102 Royal College Street.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS1 and CS5 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

and with Policies A1 and D1 of the Local Plan 2016.

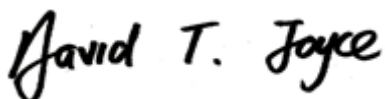
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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