

Mr Eric Haendler
iArchitecture Ltd
69 Harlesden Gardens
London
NW10 4HB

Application Ref: **2017/0608/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

24 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Cotleigh Road
London
NW6 2NN

Proposal: Erection of a rear infill extension, alterations to the rear fenestration and installation of a new boundary fence along the flank elevation all associated with the use as ancillary residential accommodation (Class C3).

Drawing Nos: 001, 0003 REVA, 0005 REVB, 0006, 0007, 0008 REVC, 0009 REVB, 0010 REVB, 0011 REVB and Design and Access Statement from iArchitects dated February 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 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 001, 0003 REVA, 0005 REVB, 0006, 0007, 0008 REVC, 0009 REVB, 0010 REVB, 0011 REVB and Design and Access Statement from iArchitects dated February 2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

There are numerous examples of infill rear addition that have been granted planning permission in the immediate area, such as 76a (2014/2369/P), 57 (2014/6309/P) and 29 (2015/2358/P) Cotleigh Road. Planning permission is sought for the erection of an infill extension rear extension and lightwell to be constructed between the existing rear extension and the neighbour property at no.49 Cotleigh Road. The proposed extension would measure approximately 1.7 metres in wide, 5.3 metres deep and 2.8 metres tall at its highest point. The existing annex wing extension would be demolished and rebuilt to cover the same footprint. The side extension would be constructed with a mono pitched roof, the design, bulk and scale of the extension is acceptable and would be subservient additions to the host building.

The proposed single storey infill ground floor extension is considered to be subordinate in scale and location to the host building. A 1.8m lightwell is proposed towards the rear flank elevation that would retain light into the existing bedroom. The roof of the extension would slope from the side return down to the new boundary wall being proposed, following the demolition of the existing garden fence approximately 1.6m high. This would resulting in a 2.3m wall along the neighbouring side patio area, which is not considered to be excessive in design nor appearance. The proposed side and rear extension would contain 3 x rooflights to the flank, 3 x rooflights to the rear elevation with sliding door proposed to the rear elevation and the brickwork would match the aesthetics of the host building. The views of the proposed extension would be limited from the public domain. Notwithstanding this, the proposal would not require the removal of any trees nor would the proposed extension result in the loss of the existing rear garden area.

The side elevation of the new extension would be 0.7m taller than the existing

fence along the boundary, which it would replace. There is a two metre gap between the boundary line and the closest neighbour's (no.49) window. It is considered that the proposals would not contribute to significant harm to the neighbour's amenity in terms of loss of daylight/sunlight. There would be some impact on the outlook from the neighbours side window facing the boundary however the room appears to have dual aspect due to the rear window and door. As such, the harm would be less than detrimental to warrant a refusal in this instance.

One objection has been received and addressed separately at the time of making this decision. The sites 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP27 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 Camden Local Plan Submission Draft 2016.

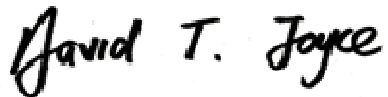
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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