

Mr Damon Peddar  
22 Redfern Road  
London  
NW10 9LB

Application Ref: **2017/2330/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

8 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lower Ground Floor Flat  
45 Nassington Road  
London  
NW3 2TY**

Proposal:

Erection of single storey rear extension, replacement of 3 x lower ground floor side windows with 2 x windows and a door.

Drawing Nos: 170328/01; 170328/02; 170328/03; 170328/04; 170328/05; 170328/06; 170328/07; 170328/08 Rev. A; 170328/09 Rev. A; 170328/10; 170328/11; 170328/12; 170328/21; Planning Application Supporting Statement and Design and Access Statement (prepared by Urban Regen London Ltd).

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 170328/01; 170328/02; 170328/03; 170328/04; 170328/05; 170328/06; 170328/07; 170328/08 Rev. A; 170328/09 Rev. A; 170328/10; 170328/11; 170328/12; 170328/21; Planning Application Supporting Statement and Design and Access Statement (prepared by Urban Regen London Ltd).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as an external terrace/balcony, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

- 5 The proposed high level side windows to the single storey rear extension hereby approved shall be opaque glazed, and such glazing shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed lower ground floor extension would be full-width and would extend 4.2m forward of the rear building line. The proposal would have a stepped design, with a height of 2.7m along a 3.2m width section from the east flank elevation,

rising to a height of 3.5m for the remaining width of the extension. The extension would be constructed in London stock brick to match the host building, but the fenestration details would be of a contemporary style with the inclusion of zinc cladding to the rear, and aluminium framed glazing to the rear and the high level windows to both sides of the extension.

The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the original building. The extension would allow for the retention of a reasonably sized rear garden.

Two new double glazed timber framed windows and a set of new French doors would be inserted into the flank elevation at lower ground level, to replace three existing windows. The size and positioning of the openings would be proportionate and considered acceptable in design terms.

Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the South Hill Park Conservation Area.

No. 47, the semi-detached pair to No. 45, has an existing extension of a greater height and depth than the proposed along the boundary with No. 45. The flank building line of No. 45 is set in 1.2m from the boundary with No. 43, which also benefits from a single storey rear extension with a depth of 5.0m along this boundary. No rooflights are proposed and the proposed high level windows to the flank elevations of the extension would be obscure glazed to reduce light spillage. As such, the proposed rear extension is not considered to have a significant impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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 2013.

One objection has been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

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, and policies A1, D1, D2 and G1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

- 2 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.

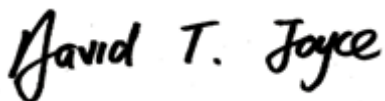
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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