

Ms Anne Shepperd  
Sketch Architecture  
37 Moring Road  
London  
SW17 8DN

Application Ref: **2017/2788/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

28 June 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**2 Broomsleigh Street**  
**LONDON**  
**NW6 1QW**

Proposal:  
Erection of ground floor side infill extension to the rear.  
Drawing Nos: 002 A3 100 RevA, 002 A3 110 RevA, 002 A3 111 RevA, 002 A3 112 RevA,  
002 A3 113 RevA, 002 A3 122 RevA, 002 A3 130 RevA, 002 A3 132 RevA, 002 A3  
340RevB, 002 A3 341 RevB, 002 A3 343 RevB, 002 A3 345 RevB, 002 A3 350 RevB, 002  
A3 352 RevB, 002 A3 SK170517-01

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:

002 A3 100 RevA, 002 A3 110 RevA, 002 A3 111 RevA, 002 A3 112 RevA, 002 A3 113 RevA, 002 A3 122 RevA, 002 A3 130 RevA, 002 A3 132 RevA, 002 A3 340RevB, 002 A3 341 RevB, 002 A3 343 RevB, 002 A3 345 RevB, 002 A3 350 RevB, 002 A3 352 RevB, 002 A3 SK170517-01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension would be subordinate to the host dwelling and acceptable by virtue of its matching materials. This would not be generally seen from either public or private viewpoints. The extension proposed would be of a similar scale to recent permissions on the same street under refs: 2016/0584/P for No.55, 2016/0582/P for No.53 2016/2934/P and ref:2016/0582/P for No.35.

The proposed single storey infill extension, by virtue of its location and low level position would not have a detrimental impact with the amenity of the neighbouring properties in terms of the loss of daylight/sunlight, outlook and privacy. The plans have been revised to reduce the height of the extension down to 2.5 metres on the boundary above the application site level, and it would only be 2 metres in height to the boundary on the section adjoining the rear of the main property. The extension would not extend beyond the existing outrigger.

No objections have been received prior to making this decision and the planning history of the site has been 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, 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.

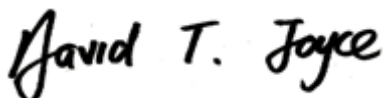
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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