

Mr Daniel Fennings
H and J Architecture
32 Aqua Apartments
Goodchild Road
London
N4 2BP

Application Ref: **2017/2920/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Ornan Road
LONDON
NW3 4QD

Proposal:
Erection of a glazed ground and first floor extension to the rear elevation, with associated external alterations to the existing ground floor rear extension.

Drawing Nos: 1706-PA-ST-01, 1706-PA-EL-01 RevA, 1706-PA-EL-11 RevA, 706-PA-3D-11.

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 D1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1706-PA-ST-01, 1706-PA-EL-01 RevA, 1706-PA-EL-11 RevA, 706-PA-3D-11.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed glazed ground and first floor bay window extensions to the rear elevation, with associated external alterations to the existing ground floor rear extension are considered to be acceptable in terms of their form and proportions, and respects the character of the host building and its setting to the rear of the adjoining properties.

The proposed first floor extension would be a study, it would have powder-coated aluminium glazing system to match existing windows, powder-coated aluminium gutter to match existing gutters, new single-ply roofing to roof of bay window. The proposed new full height bay window to ground floor extension, would be powder-coated aluminium glazing with brick plinth, powder-coated aluminium gutter, and wrap-around projecting eaves to match conservatory, all to match existing. The designs are modern and simplistic and considered acceptable. The rear extensions would not be seen within the wider public realm.

By virtue of the proposals location and small depth, the bay window extensions are considered subordinate to the host building.

Such small depth and the existing screen to the side at first floor level would not create any overlooking, loss of light amenity issues to the adjoining neighbour.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.

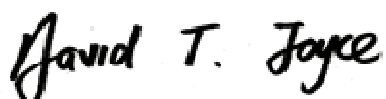
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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