

Domenico Padalino
DPA (London) Ltd
25 Tudor Hall
Brewery Road
Hoddesdon
EN11 8FP

Application Ref: **2017/2596/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

19 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Sussex House
Chalton Street
London
NW1 1RB

Proposal:

Erection of single storey rear extension with terrace at first floor level and formation of terrace at first floor level to existing single storey rear extension to residential blocks to include replacement of 2x existing rear windows at first floor level with 2x doors

Drawing Nos: 1245_001; 1245_002; 1245_003; 1245_004; 1245_005; Design and Access Statement

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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1245_001; 1245_002; 1245_003; 1245_004; 1245_005; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is considered to be subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of garden and is considered sympathetic to its setting. The extension will be constructed of stock brickwork which is appropriate in relation to the character and setting to the host building. The location of the extension at the rear of the building would mean it has a limited impact upon the streetscene as is the same for the replacement of the 2x windows with replacement doors to provide access to the terraces. The proposed balustrades on the both the proposed extension and the existing extension next door are further considered acceptable to the host building and setting; they would be black painted railings.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers. The formation of the 2x first floor terraces are further not considered to cause adverse impacts of overlooking into nearby residential properties as the rear windows of the ground floor units beneath are non-habitable. The site directly to the rear of the application site is a secondary school and therefore contains no residential accommodation.

No objections were received prior to making this decision. The application 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 policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and 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 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.

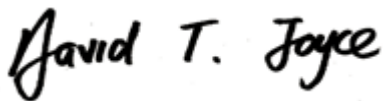
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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