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Application Ref: **2017/2221/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Steele's Road
London
NW3 4RE

Proposal:
Erection of a single storey rear extension.

Drawing Nos: Site location plan, (114)- (00)001 Rev P1, (00)100 Rev P1, (00)101 Rev P1, (00)201 RevP1, (00)250 Rev P1, (01)100 Rev P1, (01)101 Rev P1, (01)201 RevP1, (01)250 Rev P1, STE Materials.

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 and D2 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 (114)- (00)001 Rev P1, (00)100 Rev P1, (00)101 Rev P1, (00) 201 Rev P1, (00)250 Rev P1, (01)100 Rev P1, (01)101 Rev P1,(01)201 RevP1, (01)250 Rev P1, STE materials.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including plan, elevation at scale 1:20 and section drawings at scale 1:10 of the metal windows (including jambs, head and cill), and external doors and steps;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is subordinate in scale and location to the four-storey plus attic host building. It respects the original design and proportions of the building and preserves the character and setting of neighbouring buildings. The extension would sit beneath a new balcony replacing the existing balcony, which extends from the rear upper ground floor.

Although the extension would extend full width, there are extensions of similar depth and width along the rear of the terrace on this side of the street. The proposed extension allows for the retention of a reasonable sized garden and the extension and balcony above would be an appropriate height beneath the existing boundary walls. The proposal would not harm the amenity of any adjoining residential occupiers in terms of overlooking and would have limited visibility and minimal impact on the character and appearance of the Eton Conservation Area.

Following consultation, one objection has been received and duly taken into account prior to making this decision and has been addressed in the associated consultation summary document. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

- 2 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).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Due to the importance of the arched entrance and cobbled ground of the adjacent Steele's Mews North to the Eton Conservation Area, it is considered inappropriate to use the mews for site access and construction equipment should be retained within the site to prevent damage to the entrance and cobbles.

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 T. Joyce

David Joyce
Director of Regeneration and Planning