

Francis Birch
Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

Application Ref: **2017/3920/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 4607

25 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Bromwich Avenue
London
N6 6QH

Proposal:
Part demolition of existing rear extension and erection of single storey full width rear extension with patio.
Drawing Nos: SK1001 D3, SK1002 D03, SK1003 D02, SK1004 D01, SK1005 D01 and site location plan.

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 drawing No. SK1001 D3, SK1002 D03, SK1003 D02, SK1004 D01, SK1005 D01 and site location plan.

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

Informative(s):

- 1 The proposed single storey rear extension would replace an existing single storey rear extension, it would project 3.5m in depth, measure 6.6m in width and stand at 3.7m high with a mono-pitch roof to match the adjoining neighbour at No.23's extension.

The size, scale, bulk and design of the proposed single storey rear extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the prevalence of similar sized extensions along this side of Bromwich Avenue. Adequate useable rear garden space would be retained.

Given that the proposal will match the dimensions of the adjoining neighbour at No.23 and that the proposal will only project 0.2m further to the rear than the existing extension the proposed rear extension would not significantly harm the amenity of any neighbouring residential occupiers in terms of loss of light, outlook or privacy.

The proposed new patio is less than 0.3m in height and therefore considered to be permitted development.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the

Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

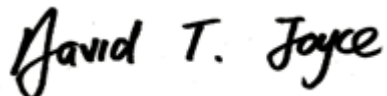
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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