

Mr Chris Connor
Christopher James Architecture
32 Poperinghe Way
Arborfield
RG2 9LZ

Application Ref: **2017/4103/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

4 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Middlefield
London
NW8 6NE

Proposal:
Erection of single storey rear extension, alterations to rear and side windows and doors of existing single storey rear garage.

Drawing Nos: 36-1200; 36-1205-A; 36-1300-A; 36-1305-A; 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 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 36-1200; 36-1205-A; 36-1300-A; 36-1305-A; Site Location Plan.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be modest in size and would allow for the retention of a reasonably sized rear garden. The extension would have a stepped design with a depth of 2.7m along the boundary with No. 8 Middlefield, extending to a depth of 3.2m at a distance of 0.5m away from this boundary. The extension would be constructed in red brick to match the host building along the boundary with No. 8, with a render finish to the remaining fenestrations. Full height powder-coated aluminium sliding doors and a wraparound window feature would be inserted into the rear fenestration of the extension, which is considered acceptable given the contemporary design of host building and terrace. The proposed extension would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the original building. The proposal would also allow for the retention of a reasonable sized rear garden.

The alterations to the single storey rear garage to include the removal of the side window, re-siting of the side door, increase in height of the rear garage door and partial render of the side and front faces are considered acceptable in design terms.

The proposed extension would not give rise to any adverse impact on the amenity of neighbouring occupiers of No. 8 in terms of loss of daylight, sunlight, outlook or privacy given the stepped design of the extension.

The extension would be set away 1.3m from the side boundary with No. 4 Middlefield, and the proposed wraparound side window would be obscure glazed; as such the proposal would not have a detrimental impact on the residential amenities of the No. 4 in terms of loss of sunlight, daylight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 of the London Plan 2016 and of the National Planning Policy Framework 2012.

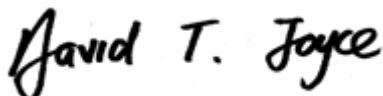
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.
- 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