

Mr Peter Kyte
Enabling Projects Ltd
40 Sandringham Road
London
NW11 9DP

Application Ref: **2017/0428/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

28 March 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Tobin Close
London
NW3 3DY

Proposal:

The erection of a single storey side extension to existing Dwelling House(Class C3).
Drawing Nos: 1127ED_PRE_SH1, 1127ED_PRE_SH2 REVC, 1127ED_PRE_SH3 REVD,
1127ED_PRE_SH4 REVC, 1127ED_PRE_SH5 REVC, 1127ED_PRE_SH6 REVC,
1127ED_PRE_SH07 REVG, 1127ED_PRE_SH08 REVG, 1127ED_PRE_SH09 REVG,
1127ED_PRE_SH10 REVG, 1127ED_PRE_SH11 REVG, 1127ED_PRE_SH12 REVG,
Regulations Compliance Report dated January 2017, Energy Demand and CO2 Emissions
Support Statement Dated January 2017 and Design and Access Statement commissioned
by Enabling Projects Town Planners dated January 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1127ED_PRE_SH1, 1127ED_PRE_SH2 REVC, 1127ED_PRE_SH3 REVD, 1127ED_PRE_SH4 REVC, 1127ED_PRE_SH5 REVC, 1127ED_PRE_SH6 REVC, 1127ED_PRE_SH07 REVG, 1127ED_PRE_SH08 REVG, 1127ED_PRE_SH09 REVG, 1127ED_PRE_SH10 REVG, 1127ED_PRE_SH11 REVG, 1127ED_PRE_SH12 REVG, Regulations Compliance Report dated January 2017, Energy Demand and CO2 Emissions Support Statement Dated January 2017 and Design and Access Statement commissioned by Enabling Projects Town Planners dated January 2017. , Regulations Compliance Report dated January 2017, Energy Demand and CO2 Emissions Support Statement Dated January 2017 and Design and Access Statement commissioned by Enabling Projects Town Planners dated January 2017.

Reason:

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

Informatives:

- 1 Reason for granting permission

The proposed extension would be a subservient addition to the main dwelling and due to its size, location, design and materials is not considered to harm the character and appearance of the host building, streetscene or wider area.

The proposed extension would not result in the loss of daylight, sunlight nor contribute to a sense of enclosure on account of its setting within the terrace. The windows to the flank (west elevation) would be to appropriately set back from Dorney Estate by approximately 20m which would limit any impact in regards to privacy and overlooking.

No objections and one letter of support were received prior to making this decision. The 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

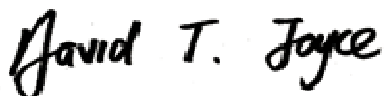
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Emerging Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

