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Gordon House Road London NW5
1LP

Application Ref: **2017/4182/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Countess Road
LONDON
NW5 2NT

Proposal:

Proposed demolition of single storey rear outrigger and erection of a single storey rear infill extension

Drawing Nos: WK-2690-001 Rev P1, WK-2690-002 Rev P1, WK/2690/111 Rev P1, WK/2690/112 Rev P1, WK/2690/100 Rev P1, WK/2690/101 Rev P1, WK/2690/110 Rev P1, WK/2690/201 Rev P2, WK/2690/200 Rev P2, WK/2690/210 Rev P2, WK/2690/211 Rev P2, WK/2690/212 Rev P2.

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 if in CA] 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:

WK-2690-001 Rev P1, WK-2690-002 Rev P1, WK/2690/111 Rev P1, WK/2690/112 Rev P1, WK/2690/100 Rev P1, WK/2690/101 Rev P1, WK/2690/110 Rev P1, WK/2690/201 Rev P2, WK/2690/200 Rev P2, WK/2690/210 Rev P2, WK/2690/211 Rev P2, WK/2690/212 Rev P2.

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 infill extension would be located on the shared boundary with the adjoining property No.18 Countess Road. It would measure a max height of 4m and a project a depth of 4.4m along the shared boundary. The proposal has been amended since it was originally submitted with the eaves height reduced along the shared boundary with no. 18. The revised plans submitted include a pitched roof design measuring 2.7m at the eaves along the shared boundary. The revised proposed single storey rear infill extension would appear as a subservient addition to the main dwelling. It is considered acceptable in terms of both design and amenity to the neighbour at no.18.

The plans submitted indicate that the proposed extension would not project beyond the existing two storey rear outrigger currently in situ at the subject property. The proposed extension would therefore be buffered from view from the occupants of no. 14 by the existing built form at the subject property and would not give rise to any detrimental impact on this neighbours amenity.

The application form indicates that the proposed materials would match the existing. This will be secured via condition to ensure that the proposed materials respect the original character of the main dwelling.

No objections have been 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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

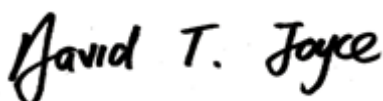
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

