

Mr Daniel Legg  
Ingleton Wood LLP  
1 Alie Street  
London E1 8DE

Application Ref: **2017/4308/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

22 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**26 Nassington Road**  
**London NW3 2UD**

Proposal:  
Erection of a single storey side to rear extension plus associated alterations to patio area  
Drawing Nos: 811283-IW-XX-XX-DR-B-01, 811283-IW-XX-00-DR-B-02, 811283-IW-XX-XX-DR-B-03, 811283-IW-XX-XX-DR-B-04, 811283-IW-XX-XX-DR-B-05, 811283-IW-XX-XX-DR-B-06, 811283-IW-XX-XX-DR-B-07, 811283-IW-XX-00-DR-B-08, 811283-IW-XX-XX-DR-A-09, 811283-IW-XX-XX-DR-B-10, 811283-IW-XX-XX-DR-B-11, 811283-IW-XX-XX-DR-B-12, 811283-IW-XX-XX-DR-B-13, 811283-IW-XX-XX-DR-B-15.

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 policies 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-  
811283-IW-XX-XX-DR-B-01, 811283-IW-XX-00-DR-B-02, 811283-IW-XX-XX-DR-B-03, 811283-IW-XX-XX-DR-B-04, 811283-IW-XX-XX-DR-B-05, 811283-IW-XX-XX-DR-B-06, 811283-IW-XX-XX-DR-B-07, 811283-IW-XX-00-DR-B-08, 811283-IW-XX-XX-DR-A-09, 811283-IW-XX-XX-DR-B-10, 811283-IW-XX-XX-DR-B-11, 811283-IW-XX-XX-DR-B-12, 811283-IW-XX-XX-DR-B-13, 811283-IW-XX-XX-DR-B-15.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey extension would extend out from the side wall of the original building by between 1.7 and 3 metres in width and it would measure 8.7m deep. It would have a flat roof design measuring a max height of 3m from the natural ground level. It will result in a widening of the existing rear wing so that it borders the neighbouring flat's rear garden.

Given the context of the site and neighbours, it is considered that the proposed extension would be largely unobtrusive and its single storey height would give it a subservient scale when viewed against the host building. It would not add excessive bulk or footprint to the existing rear wing and would maintain the neighbouring rear building line, so it will not harm the general townscape character as viewed from the rear gardens. Furthermore, the rear elevation of the host building is relatively utilitarian and lacks architectural merit and the proposed works would not detract from any important architectural detailing on the host building.

It is considered that the proposed works would not cause harm to the character and appearance of the host building and the South Hill Park Conservation Area. 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 2013.

The proposed extension is unlikely to cause any loss of daylight or sunlight to neighbouring properties. Similarly, given the scale and siting of the proposed extension, it is unlikely to cause significant harm to the outlook of neighbouring

properties. With regards to privacy, there is unlikely to be harmful overlooking from the proposed roof lights towards neighbouring dwellings because of the angle of the views. The newly created doors in the living room would only provide an outlook onto the host dwelling's own amenity space, which is acceptable. The proposed door providing access to the inner courtyard area would only overlook a non-habitable room and furthermore, the dense vegetation along the shared boundary would mitigate any impact in terms of overlooking.

Although the extension will build over the existing side garden, it will retain the raised terrace area to the rear, which is likely to be the most frequently used part of the host dwelling's existing outdoor amenity space. As such the proposal will maintain adequate open space.

Overall it is considered that the proposed extension would be largely unobtrusive and it would be subordinate in scale to the host building. Furthermore, the proposal would allow the retention of a reasonable sized garden.

One objection was received prior to making this decision. This and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 London Plan 2016 and the National Planning Policy Framework 2012.

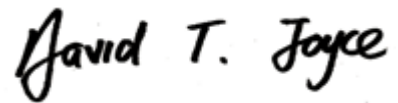
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning