

Mr Marius Barran  
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1st St Paul Studios  
135 Talgarth Road  
London  
W14 9DA

Application Ref: **2017/3031/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

28 September 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**36 Roderick Road**  
**London**  
**NW3 2NL**

Proposal: Erection of ground floor rear extension and replacement windows to front elevation at 2nd floor level.

Drawing Nos: (RR)/LP, ESP, PSP, EP1-4 rev1, PP1-4 rev8, EPR, EPL-2, EL1 rev1, PL1 rev1, ES1-3 rev3, PS1 rev2, PS2 rev2, PS3 rev1, WD

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 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 (RR/LP, ESP, PSP, EP1-4 rev1, PP1-4 rev8, EPR, EPL-2, EL1 rev1, PL1 rev1, ES1-3 rev3, PS1 rev2, PS2 rev2, PS3 rev1, WD.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in form and scale to the host building and would respect and preserve the design and proportions of the original building. It would infill between the existing closet wing and side boundary to the existing rear building line and the rear elevation would be constructed of brick to match the host building. There are extensions of similar depth and width along the rear of the terrace and the proposal matches the depth and height of the neighbouring rear extension and boundary wall and mirrors the glazed mono-pitch roof against the existing neighbouring extension roof. It would only be visible from private gardens and given the location and the lightweight materials, on balance, the proposed works are not considered harmful to the character or appearance of the host building or surrounding Mansfield Conservation Area.

Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of light pollution, outlook, or loss of privacy which would be limited by the proposals distance to the nearest neighbouring windows.

The extension would allow for the retention of a reasonably sized rear garden.

The replacement windows to the front elevation are considered acceptable as they match the existing in terms of type, opening method, glazing patterns, materials and overall size of the window opening.

No objections have been received prior to making this decision and the sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1

and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

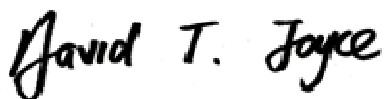
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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