

Mr David Abimbola
Design Team
342 Clapham Road
London SW9 9AJ

Application Ref: **2017/4579/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Dunollie Road
LONDON
NW5 2XN

Proposal:

Erection of a single storey side and rear extension following demolition of existing side and rear additions and alterations to first floor side window to dwelling house (class C3).

Drawing Nos: SPP-00, PP-02 Rev A, SPP-03 Rev A, SPP-04 Rev D, SPP-05 Rev C,
Design and Access Statement, Heritage Statement

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 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 SPP-00, PP-02 Rev A, SPP-03 Rev A, SPP-04 Rev D, SPP-05 Rev C

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 and side extension replaces an existing single storey rear infill conservatory extension, infilling the side return and extending 1.3m further than the depth of the existing side conservatory. The extension is to be constructed in brick to match the host building, but with thin framed bi-fold doors to the rear and largely glazed roof along the infill element. The extension would not be visible from the public realm and it is considered that the proposal still allows for the retention of a reasonably sized and usable rear garden.

The roof height of the existing flat roofed rear extension adjoining no. 5 Dunollie Road will be increased in height by 0.3m to 3.1m and a new glazed roof light added. Given the existing flank wall of 3.1m alongside no. 5 it is not considered that this alteration would have an adverse impact on the residential amenity of this neighbour in terms of loss of daylight, sunlight, outlook or privacy.

The proposed infill extension adjoins an existing single storey extension of a comparable height at 1 Dunollie Road. The additional 1.3m depth is not considered to materially harm the amenity of the occupiers of this property in terms of loss of daylight, sunlight, outlook or privacy and has been fully considered.

Plans have been amended to reduce the maximum height of the proposed extension to be no higher than the maximum height of the existing side infill. Overall it is considered that the proposed extensions would remain subordinate to the host building in terms of design, form and scale, and would not substantially detract from the design and proportions of the original building.

A non-original side-facing first-floor window will be filled in and a new smaller window opening created above at approximately 2.0m above floor level. This alteration is not visible from the street, will not impact on neighbour amenity and is not considered to be significantly detrimental to the overall character of the building.

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. Special regard has been attached to the desirability of preserving or enhancing 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.

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 policies of the London Plan 2016 and 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction

costs index.

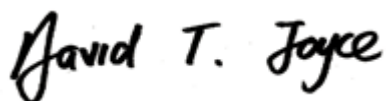
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning