

Mr Jorge Giraldo  
Projection Architects Ltd  
Flat 7  
30 Gloucester Crescent  
Primrose Hill  
London  
NW1 7DL

Application Ref: **2017/4734/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

12 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Ground Floor Flat**  
**83 York Way**  
**London**  
**N7 9QF**

Proposal:  
Single storey side and rear extensions to ground floor flat.  
Drawing Nos: A-01 D, A-02 D, A-03 D, A-04 D, A-05 D, A-06 D, B 01 D, Site Photos Oct 17

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 A-01 D, A-02 D, A-03 D, A-04 D, A-05 D, A-06 D, B 01 D, Site Photos Oct 17

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

- 4 The roof of the extension hereby permitted shall not be used as an amenity space without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

This application is for single storey side and rear extensions to the ground floor flat. The proposed extensions would be constructed to the side and rear of the original outrigger at this property.

The rear section of the extension would measure 5.1 m in depth, 2.8 m width and 3 m in height with a flat roof. The side infill section would measure 4.3 m depth, 1.8 m width and 3 m in height with a flat roof. The proposed extensions would be constructed from brick to match the existing building, a felt roof and powder coated aluminium windows.

The proposed single storey side/rear extension is considered to be adequately subordinate to the subject property. It would respect the character, setting, context and form of the existing and neighbouring buildings. The extension would also be commensurate with the depth and scale of the neighbouring extension at number 81 York Way.

The rear part of the extension would align with the neighbouring extension at number 81 and would be set of the boundary with no. 85 by 1.9 m resulting in no amenity impact. The side infill part of the extension would also be set back behind the neighbouring extension at number 81 resulting in no amenity impact. There is also a high boundary wall on the boundary with no. 85. The proposed side facing window would be located at ground floor level and would not result in material overlooking of neighbouring properties. It is therefore considered that the development would not result in any material harm to the living conditions of neighbouring occupiers.

A 22 sq. m rear garden would be retained which would provide adequate outdoor amenity space for the ground floor flat.

The planning history of the site has been taken into account when coming to this decision. No objections were received from neighbouring properties.

Special attention has been paid to preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 London Plan 2016 and the National Planning Policy Framework 2012.

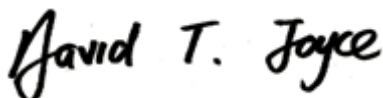
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

