

Mr Anthony Kyrke-Smith
KYRKE-SMITH ARCHITECTS
Ascension House
197-199 GROVE LANE
DENMARK HILL
LONDON
SE5 8BP

Application Ref: **2017/1532/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

13 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
35 Priory Road
London
NW6 4NN

Proposal: Erection of single-storey rear extension and associated works.

Drawing Nos: Location plan -OS 01 Rev A; 1645 - 01 C; 1645 - 02 C; 1645 - 07 C; 1645 - 08 A; 1645 - 09 A; 1645 - 10 B.

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: Location plan -OS 01 Rev A; 1645 - 01 C; 1645 - 02 C; 1645 - 07 C; 1645 - 08 A; 1645 - 09 A; 1645 - 10 B.

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

- 4 Notwithstanding the information shown on submitted drawings hereby approved the flat roof area at upper ground floor level rear shall be use for maintenance purposes and shall not be use as a roof terrace.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed full width lower-ground floor rear extension would have an asymmetrical floorplate that would reflect the articulation of the host building's rear elevation. The proposed garden excavation to form a patio would not extend the full width of the building and would extend no more than 4.3m beyond the proposed extension and would not have an undue impact on the garden setting within the conservation area. The proposed extension would allow for the retention of a reasonably sized rear garden amenity space. The parapet height (2.8m) would finish below the window cills at ground level and would not obscure significant architectural features.

The extension would be 1.5m higher than garden level, minimising its visibility from the surrounding areas and limiting private views from neighbours. Its asymmetrical massing and large areas of glazing would add lightness to its appearance. As such, the proposed extension would remain subordinate to the host building in terms of design, scale and proportions and would not harm the appearance of the host building. It is also considered to preserve the character and appearance of the Priory Road Conservation Area.

Due to the sunken position of the extension, which is lower than the height of the adjacent boundary fences, it considered that the development would not result in any harm to neighbouring occupiers' amenity in terms of loss of day/sunlight, outlook or privacy. The extension would include one roof light which has been reduced in size to ensure less light pollution to residential occupiers within the ground floor flat. Additionally, to protect neighbour amenity a condition is attached

restricting the flat roof surface from being use as a roof terrace amenity area.

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 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 Area) 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 policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

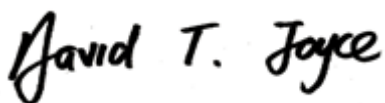
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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