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Application Ref: **2017/4447/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

24 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**35 Countess Road**  
**London**  
**NW5 2XH**

Proposal:  
Demolition of existing rear extension and erection of a single storey rear/side infill extension. Installation of new windows and roof light at first floor.

Drawing Nos: LMCR 1101, LMCR 1601, LMCR 1153, LMCR 1154 (Existing first floor), LMCR 1154 (Existing second floor), LMCR 1170, LMCR 2101, LMCR 2102, LMCR 3101, LMCR 1653, LMCR 1654, LMCR 1655, LMCR 2602 rev.A and LMCR 3601 rev.A.

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 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: LMCR 1101, LMCR 1601, LMCR 1153, LMCR 1154 (Existing first floor), LMCR 1154 (Existing second floor), LMCR 1170, LMCR 2101, LMCR 2102, LMCR 3101, LMCR 1653, LMCR 1654, LMCR 1655, LMCR 2602 rev.A and LMCR 3601 rev.A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side extension would infill the rear/side gap between the host property and No.37. The infill extension will measure 4.3m in depth, 2m wide and have a mono-pitched glazed roof with a height of 2.4m along the boundary No.37 rising to a height of 3.4m. The replacement rear extension will match the footprint of the existing rear extension with a sloping roof which stands at 2.4m on the boundary with No.33 raising to 3.5m.

Both extensions would be constructed in brick to match the host building and have full length and width glazing on the rear elevations. The proposed extensions would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Although the replacement rear extension would involve a slight increase in height above the existing roof form, this would only be slight and as such is acceptable in this instance. The form of the two proposed elements would add interest to the rear composition, replicating the gabled roof forms at upper levels. Overall, the proposal would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property and the character of the street.

Although the proposed side infill extension would adjoin the side boundary wall with No.37 and the replacement rear extension's height would be lower on the boundary with No.33 than the existing extension, it would not exceed the height of the existing boundary walls and as such, it is not considered that it would have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

Given the scale, siting and design of the proposed new rooflight and rear window and the design of the enlarged side sash and bricked up window, these alterations are not considered to cause harm to the character of the host property or harm to the amenity of neighbouring properties. These windows would not result in any loss of privacy, light or outlook to neighbouring residents.

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. Considerable importance and weight has been attached to the harm and 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 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 policy D3 of the Kentish Town Neighbourhood Plan, and policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

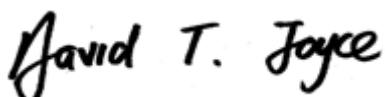
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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