

Mr Felix Padfield
felixdb limited
12 Chichester Road
London
NW6 5QN

Application Ref: **2017/3394/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

10 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
83 Gascony Avenue
London
NW6 4ND

Proposal: Erection of single storey side infill extension to dwelling house

Drawing Nos: FDB-83GA-: A001; A102; A103; A104; A105; A106; A206; A207; A208; A209; A210; A301; A302; A304; A306; A307; A308; A401; A402; Design and Access Statement dated 26 May 2017.

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: FDB-83GA-: A001; A102; A103; A104; A105; A106; A206; A207; A208; A209; A210; A301; A302; A304; A306; A307; A308; A401; A402; Design and Access Statement dated 26 May 2017.

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 infill extension is subordinate to the host building in terms of its forms and proportions. It would retain a reasonable proportion of garden and is considered to be sympathetic to its setting. The extension will be constructed of stock brickwork and a glazed roof that is appropriate in relation to the character and setting of the host and neighbouring buildings. The proposed rear doors to the extension are not considered to present harm in design terms. The location of the side infill extension at the rear of the building would mean it has no impact upon the streetscene.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers. This is taking into account that the application site is at a slightly higher ground level than No. 81 Gascony Avenue (the directly affected neighbouring building). However, the flank wall would be at a perceived height of 2.2m along the boundary wall (0.4m higher than the existing boundary wall) and has an average pitch height of 3.1m which still maintains the same degree of sunlight and daylight experienced by the nearest habitable ground floor window at No. 81.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

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

- 2 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.

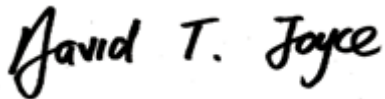
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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