

Mrs Rossella Faraci
Alde Consultants Ltd
3 Princes Court
68 Pilgrim's Lane
London
NW3 1SP

Application Ref: **2017/5063/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

31 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14A Boscastle Road
LONDON
NW5 1EG

Proposal:

Erection of single storey rear extension and reinstatement of side facing window at lower ground floor level

Drawing Nos: Site Location Plan, 1056 ASU 001, 1056 ASU 002, 1056 ASU 003, 1056 ASU 004, 1056 APL 001 Rev C, 1056 APL 002 Rev C, 1056 APL 003 Rev C, 1056 APL 004 Rev 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: Site Location Plan, 1056 ASU 001, 1056 ASU 002, 1056 ASU 003, 1056 ASU 004, 1056 APL 001 Rev C, 1056 APL 002 Rev C, 1056 APL 003 Rev C, 1056 APL 004 Rev B

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal replaces a rear facing sliding door on an existing extension at lower ground level, with a projecting timber box structure.

Plans have been amended to reduce the scale of timber cladding and increase glazing to create a more lightweight appearance. 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.

Plans also include the re-instatement of a side facing window at lower ground level, adjacent to the covered side passageway, and facing the adjacent boundary wall and fence.

Due to its modest depth, height and its position away from neighbour boundaries, the rear extension is not considered to result in harm to neighbouring amenity in terms of loss of outlook, daylight or privacy. The reinstated side facing window at lower ground level looks into a covered passageway and facing a 2.3m boundary wall and fence. As such it will not result in increased overlooking or loss of privacy to neighbouring occupants.

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.

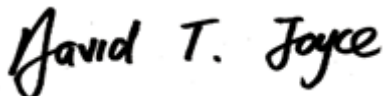
As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

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