

Fernanda Pagnossin
Fernanda Pagnossin Design
58 Welshpool House
Welshpool Street
London
E8 4PE

Application Ref: **2017/4647/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Primrose Gardens
London
NW3 4TN

Proposal: Erection of a single storey rear extension, replacement windows throughout and alterations to lower ground floor flat entrance of residential dwelling (class C3).

Drawing Nos: OS, E0, E1, E2, E3, E4, E5, E6, E7, E8, E9, P100, P101, P102, P103, P104, P105, P106 and Design and Access Statement.

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:

OS, E0, E1, E2, E3, E4, E5, E6, E7, E8, E9, P100, P101, P102, P103, P104, P105, P106 and Design and Access Statement.

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

- 4 The roof of the lower ground floor rear extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension is to be 3m deep, 2.9m high and full width (6.5m). The extension is to be stock brick to match the main building and shall include five glazed bi-folding doors. The extension shall include two skylights in the roof. The existing windows throughout the rest of the property are to be replaced to match both materials and size. In the front elevation, a replacement door is to be installed at lower ground level and timber windows are to replace uPVC. The property is currently divided into two flats and this is to remain the use, the resulting layout shall be 2 x 3 bedroom units.

The rear extension is a modest depth and height and shall remain a subservient addition to the four storey property. The stock brick materials are appropriate and overall the extension is considered an acceptable design. The replacement windows and entrance door are sympathetic to the main building and acceptable in design terms.

The proposed changes are considered acceptable in terms of amenity. The rear extension shall not cause loss of light or privacy for neighbours due to the height and that the glazed doors in the rear elevation face into the garden of the property. The replacement windows and entrance door are not harmful in terms of amenity as they do not cause loss of light or privacy.

A press notice and site notice were displayed and no objections were received in

relation to the proposal. The site's planning history was taken into account in 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 Areas) 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

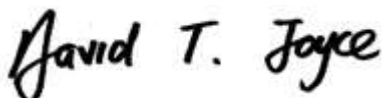
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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