

Mr Victor Andersson
Marek Wojciechowski Architects Ltd
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/3212/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

31 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
60 Canfield Gardens
London
NW6 3EB

Proposal:
Single storey rear extension to ground floor flat (Class C3)
Drawing Nos: D_01, D_02, D_03, D_04, D_05, P_00, P_01, P_02, P_03, P_04, P_05

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 D_01, D_02, D_03, D_04, D_05, P_00, P_01, P_02, P_03, P_04, P_05

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

- 4 The roof of the extension hereby permitted, other than the area designated for the terrace, shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 application proposes a single storey rear extension to the ground floor flat of the semi-detached property 60 Canfield Gardens located in the South Hampstead Conservation Area.

At present, there is a 3.1m extension projecting from the rear of the property. The proposal would involve demolition of this existing extension and the rebuilding of a 5.9m deep extension. The extension would reduce in height from 3.8m to 3.4 and would be half the width of the property measuring 6.8m. While it is accepted that the extension would be large, in the context of the large garden and the existing extension at 58 Canfield Gardens (measuring 5.8m deep and 4.6m high) the proposed extension would not appear out of character of the area. It is considered the rear extension would still remain subservient in the context of the large host property and large rear garden and would be in keeping with many other rear extensions in the vicinity.

The existing terrace at first floor level would be retained. A planning condition would be added preventing the use of the roof of the new extension as a terrace/amenity area.

No objections have been received prior to making this decision. The planning history of the site and surrounding area have been 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 Areas) Act 1900 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 The London Plan March 2016, and the National Planning Policy Framework 2012.

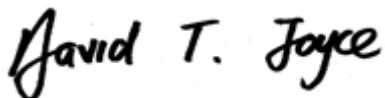
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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