

Mr Alex Yearsley
Future Planning and Development Ltd
2 Wardrobe Place
London
EC4V 5AH

Application Ref: **2017/4714/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

9 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Parkhill Road
London
NW3 2YN

Proposal:
Erection of a single storey rear extension at lower ground floor level with associated terrace at upper ground floor level.

Drawing Nos: Design and Access Statement dated 18/08/2017, EX(PL)000_P2, EX(PL)001_P2, EX(PL)010_P2, EX(PL)011_P2, EX(PL)200_P2, EX(PL)300_P2, EX(PL)301_P2, (PL)010_P2, (PL)011_P3, (PL)200_P2, (PL)300_P3, (PL)301_P2, 17081/A1/TPP/01, 17081/A1/TCP/01 A, Cover Letter 18/08/2017, Planning Statement dated August 2017, Tree Survey dated August 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 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: Design and Access Statement dated 18/08/2017, EX(PL)000_P2, EX(PL)001_P2, EX(PL)010_P2, EX(PL)011_P2, EX(PL)200_P2, EX(PL)300_P2, EX(PL)301_P2, (PL)010_P2, (PL)011_P3, (PL)200_P2, (PL)300_P3, (PL)301_P2, 17081/A1/TPP/01, 17081/A1/TCP/01 A, Cover Letter 18/08/2017, Planning Statement dated August 2017, Tree Survey dated August 2017.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings and manufacturer's specification details of the facing brick material (samples to be provided on site) shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period

and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1, and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey rear extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposed metal balustrade surrounding the upper ground floor terrace area would have a simple and traditional design that would not detract from the original character of the property.

The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development.

The maximum height (3.4m) and rearward projection (3.4m) of the proposed rear extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or outlook. Furthermore, the upper ground floor roof terrace area would have the same footprint as the existing balcony to the rear of the site and would not cause increased levels of overlooking as a result.

The submitted arboricultural impact assessment and tree protection measures are considered to sufficiently demonstrate that all trees of good quality in and around the site would be adequately protected during construction works.

One comment was received following statutory consultation and duly considered prior to making this decision. The sites planning history and relevant appeal decisions 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 D1, D2 and A1 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.

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