

Mrs Katinka Cousins
Katinka Cousins Architect
47 Grasmere Road
London
N10 2DH

Application Ref: **2017/5198/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 4607

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Brookfield Park
LONDON
NW5 1ES

Proposal:
Erection of a single storey rear extension to dwelling following demolition of existing rear extension, extension to existing raised terrace and 1x new side window.

Drawing Nos: 001, 006, 010, 012, 016, 017 and 018 (all received 15/11/2017). 003, 005, 013, 019 and 020.

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 policies 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: 001, 006, 010, 012, 016, 017 and 018 (all received 15/11/2017). 003, 005, 013, 019 and 020.

Reason:

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

- 4 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the demolition of an existing single storey rear extension and replacement with a larger single storey rear extension. The new extension will measure 4m in depth, 4.4m wide and stand at 4m from ground level (3m from existing floor level) with a flat roof. It would be constructed of matching brickwork with aluminium windows and doors. It is noted that there is no consistency with the design of the rear elevations on this side of Brookfield Park. The contemporary windows and doors would differentiate the extension as a recent addition whilst preserving the special character and appearance of the host building. The proposed single storey rear extension is considered acceptable by virtue of its siting, size, design and materials.

The extension would be set away 1.1m from the boundary with No.3 which already features a larger rear extension also set way from the shared boundary which projects 0.6m further than this proposal, therefore it will not cause harm to either neighbouring property amenity in terms of loss of light and outlook given its siting. A set of sliding aluminium doors are proposed on the side elevation of the extension facing onto No.7, it is considered that given its siting and the existing boundary treatment that it would not have a detrimental impact on this neighbour's amenity in terms of overlooking or loss of privacy.

The proposal will extend the existing raised rear patio by 0.9m at a lower level of 1.3m high (0.15m decrease in levels) to allow for new access steps. This increase in depth is not considered to cause harm to the character of the host property or the amenity of No. 3 and 7 given the proposed siting and screening.

The new high level white timber sash window proposed on the South/Eastern elevation to serve a bathroom will be obscurely glazed and is not considered to cause harm to character of the host property or the amenity of No.3 which it faces onto given its siting, design and materials.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

No objections were received during the statutory consultation period. The planning history of the site has 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 Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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 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

David T. Joyce

David Joyce
Director of Regeneration and Planning